
Present:**Panel Members:**

R. Drew, Chair
J. Azizi
K. Deol
M. Derksen
E. Kearns
J. Packer

Guests:

Zubin Billmoria, DF Architecture Inc.
Jessie Arora, Architect AIBC, DF Architecture Inc.
Jason McDougall, Perry & Associates Landscape
Architecture
Meredith Mitchell, M2 Landscape Architecture and
Arboriculture Ltd.

Staff Present:

S. Maleknia, Urban Design Planner
L. Blake, Assistant City Clerk
N. Chow, Urban Design Planner

A. RECEIPT OF MINUTES

This section had no items to consider.

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

File No.:	7920-0024-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Amendment from "Multiple Residential" to "Central Business District", CCP Amendment from "Low to Mid Rise up to 2.5 FAR" to "High Rise up to 5.5 FAR", rezoning from RF to CD (based on RM-135) and DP for a 36-storey apartment building consisting of 386 dwelling units and 673 sq. m. daycare, with underground parking.
Address:	13242 & 13252 – 104 Avenue and 10375 – 133 Street
Developer:	Oskar Winnat, ML Emporio Properties Ltd.
Architect:	Jessie Arora, Architect AIBC, DF Architecture Inc.
Landscape Architect:	Jason McDougall, Perry & Associates Landscape Architecture
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, architectural expression, overall landscape concept, 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 M. Derksen
Seconded by J. Azizi
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

Key Points

- Consider providing wider balconies for Units D1 and D5 on Level 5.
- Consider specifying aluminum for the perforated panels to reduce potential rust staining.
- Consider providing a stronger termination of the west edge of the arc feature, or consider wrapping the white arc feature around the corner.
- Consider additional shade and weather protection on Level 9.
- Give further consideration for the tower top patio and consider providing different expressions for each of the rooftop patio spaces.
- Consider incorporating additional bike facilities, such as a “bike repair kitchen” (repair room), space for cargo bikes and trailers and electric bike charging.
- Consider further development of passive ventilation, especially through the use of operable windows.
- Consider the solar heat gain co-efficient on the south and west elevations that do not benefit from overhangs or balconies.
- Consider using energy and thermal comfort modeling to inform the continued design development with future climate files to best understand the impact of shock events.
- Consider incorporating adaptable units.

Site

- The site plan is well organized.
- Further study the Childcare access through the site.

Form and Character

- The building has a unique and innovative form and the zigzag pattern makes the building dynamic and provides energy to the project.
- The transition from the tower to podium is respectful to the site context.
- The building has great articulation.
- Consider further resolving the window to wall transition between Levels 2 and 4, and 5 and 8 on the east elevation.
- The entrance is well-designed and oriented.

Landscape

- Appreciate the preservation efforts for the large sequoia tree and surrounding trees.
- Appreciate the dedicated elevator access to the childcare facility.
- Explore and further develop the relationship between the honeycomb motif and the curbed motif of the elevation and entrance canopy. Consider if it is accomplishing its goals and if it requires further development.
- Consider maintenance requirements for the urban orchard on Level 9.
- Consider the connection between the indoor and outdoor amenity space on Level 9.
- Consider shadow impacts on the outdoor amenity spaces.

CPTED

- No specific issues were identified.

Sustainability

- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project.

Accessibility

- Consider an accessible playground that is inclusive for all mobilities.

K. Deol left the meeting.

2. 4:35 p.m.

File No.:	7920-0291-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Amendment from "Multiple Residential" to "Mixed Use", CCP Amendment from "Low to Mid Rise up to 2.5 FAR" to "Mid to High Rise Mixed-Use (up to 3.5 FAR)", rezoning from RF to CD (based on RM-135 and C-5) and DP for a 34-storey mixed-use building consisting of 377 dwelling units and 235 sq. m. of ground-floor commercial, with underground parking, on a consolidated site.
Address:	13976 & 13988 Laurel Drive and 9611 – 140 Street
Developer:	Sandy Jhand, 1313472 BC Ltd.
Architect:	Jessie Arora, Architect AIBC, DF Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture and Arboriculture Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, 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 J. Azizi

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.

Carried

The Panel spoke to the glazing requirements for the Step Code, and noted that projects wishing to connect to District Energy will be required to build to Step Code 3 in a few years. The Panel recommended that projects consider building for future requirements now.

Key Points

- Consider reconciling the geometry of the radius balconies and chamfer balcony guardrails.
- Consider minimizing panel joints in the white frame feature to enhance the monolithic form.
- Consider reconciling the length, size and scale of the chamfer provided at the tower and podium.
- Consider recessing the interstitial floor between the podium and the tower to better enhance the perception of the tower floating on the podium.
- Consider increasing weather protection in the courtyard and rooftop amenity space.
- Consider providing additional space between the retained trees and walkway along the west edge of the site.
- Consider implementing a taller guardrail adjacent to the play area on the podium rooftop.
- Consider using energy and thermal comfort modeling to inform the continued design development with future climate files to best understand the impact of shock events.
- Locate suite level ERV units as close to the outside wall as possible and allow space for a slightly larger model, as they are more efficient, allow for summer bypass and can accommodate increased filtration for periods of low air quality.
- Consider an alternative energy source to gas for the outdoor fireplaces.
- Recommend incorporating adaptable units.

Site

- The site plan is well organized.
- The project addresses the public realm well.

Form and Character

- Overall, the building form and character are well designed, and the simplicity of the form adds value to the project.
- There is good articulation all around the building, which makes the building look sleek with strong architectural expression.
- The floor plates are quite efficient and have a good marketing value.
- The separation between the podium and tower is nicely done.
- Consult with the structural engineer for solutions to the lobby columns to open up the lobby.
- Explore shifting the entry door and vestibule towards the corner with a squared corner.
- Consider further articulation or breaking up of the massing and articulating the form between the vertical ribbon elements to create variety as the building proceeds up to its higher levels.
- Consider lowering the top of the ribbon elements to assist with the massing.

Landscape

- The building ribbon is well expressed and articulated and integrated into the landscaping.
- The rooftop landscaping is well resolved.
- The amenity spaces are generous, well managed and will be very programmable.
- The southern area of Level 7 is well resolved, but the north area requires further resolution. Consider additional planting in this area.
- Consider further development of the play area and layout of the picnic tables in the west end.
- Consider providing a variety of seating types in the play area.

CPTED

- No specific issues were identified.

Sustainability

- Appreciate the use of energy modelling throughout the design process.
- Consider varying the solar heat gain properties of the glazing to optimize beneficial heat gain while mitigating overheating
- Commend the bike facility access.
- Consider providing additional bicycle facilities such as a “bike repair kitchen” (repair room), space for cargo bikes and trailers, and electric bike charging.

Accessibility

- Accessibility comments are noted under Key Points.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for July 14, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:30 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson