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**Present:**

Panel Members:  
R. Drew, Chair  
J. Aziz  
M. Cheung  
N. Couttie  
K. Deol  
M. Derksen  
M. Heeney  
J. Packer

**Guests:**

John Rempel, RDG Guildford West Development Ltd.  
Colin Hogan, Architect AIBC, Focus Architecture Inc.  
David Stoyko, David Stoyko Landscape Architect  
Amrik Purewal, Campbell Crossing 4 Ltd.  
Robert Salikan, Architect AIBC, Salikan Architecture Inc.  
Mary Chan-Yip, BCSLA, PMG Landscape Architects

**Staff Present:**

N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
V. Goldgrub, Urban Design Planner  
S. Gill, Recording Secretary

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**A. RECEIPT OF MINUTES**

It was Moved by M. Heeney  
Seconded by K. Deol  
That the minutes of the Advisory Design  
Panel meeting of June 23, 2022, be received.

Carried

It was Moved by M. Heeney  
Seconded by J. Packer  
That the minutes of the Advisory Design  
Panel meeting of June 30, 2022, be received.

Carried

**B. NEW SUBMISSIONS**

1. 3:05 p.m.

File No.:	7921-0063-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed rezoning from C-35 to CD (based on RM-70), DP for two 6-storey apartment buildings consisting of 187 dwelling units with underground parking and DVP to vary the definition of “balcony”, under the Zoning By-law, in order to permit enclosed balconies.
Address:	14683 – 104 Avenue
Developer:	John Rempel, RDG Guildford West Development Ltd.
Architect:	Colin Hogan, Architect AIBC, Focus Architecture Inc.
Landscape Architect:	David Stoyko, David Stoyko Landscape Architect
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

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, wayfinding, 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 N. Couttie  
Seconded by J. Packer  
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 supported the project in general and the use of the Lumon balcony enclosure system but to ensure that the balconies are not considered interior habitable spaces.

#### Key Points

- Consider borrowing design features from the neighbouring tower design.
- Consider enhancing the visibility of the building entries.
- Reconsider the use of c-shape frame features.
- Consider the design and refinement of balcony enclosure system
- Consider refining the design (lighten) of the ground floor canopies.
- Consider further design measures to enhance the level of privacy between suites located at the inside corner of the Building A.
- Consider the depth of the roof fascia features
- Consider ensuring that the balconies are considered limited common property.

#### Site

- Consider the privacy issue of the Units (10 and 11) at the corner of Building A, facing the courtyard.
- Consider the entry doors of the Units 101 and 112 in Building B; concerns for privacy and comfort of these units.
- Ensure that the enclosed balconies are not considered interior habitable spaces and that residents are encouraged to open and activate the Lumon enclosed balcony system (e.g. ensure it is limited common property).

### Form and Character

- The form and character are done well, and it is a thoughtful design.
- Consider more design development and refinement on building entrances.
- Consider taking the brick cladding up a level at the corners. Consider setting back or otherwise articulating the top floor to relate to the building across the street and reduce the scale of the building.
- Consider the building articulation in both horizontal and vertical directions; needs some improvement. The joint between level 2 and the upper part of the building could be better defined. The white horizontal features wrapping the enclosed balconies where they turn around the corner look loose.
- Consider having the same design for both Buildings A and B; the corner balcony on the southeast corner of Building B on level 2 is better designed and connected to the rest of the building compared to Building A at the northeast corner.
- Consider the black portion of the facades, it takes away the cohesiveness of the building character.
- Consider maintaining the black window frames as they are a key element for the exterior elevations.
- Retractable balcony enclosures are a significant benefit for climate zone and consider the appropriate design.

### Landscape

- Consider the design of the corner plaza; add furniture.
- Consider providing more interesting paving patterns and street furniture on the corners at 147 Street.
- Consider adjusting the vent locations at the northwest and northeast to allow circulation routes to be improved.
- Consider the paving materials at grade.
- Consider providing a separation between the waste bin staging area and the pedestrian walkway.
- Consider increasing the amount of native plant species.
- Indoor and outdoor amenities are well oriented; Consider adding covered outdoor amenity space.

### 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.
- Consider electric bike charging facilities.
- Consider enhancing the experience of being in the waste/recycling spaces.
- Consider specifying thermally modified ash for the outdoor furniture.

## Accessibility

- Ensure the balcony thresholds in the adaptable units provide barrier free access.

2. 4:40 p.m.

File No.: 7921-0079-00  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Proposed OCP Amendment from “Multiple Residential” to “Mixed Use”, rezoning from C-35 to CD (based on RM-135 and C-8) and DP for one 18-storey residential building and one 24-storey mixed-use building consisting of 467 dwelling units with surface and underground parking.  
 Address: 14723 – 104 Avenue  
 Developer: John Rempel, RDG Guildford West Development Ltd.  
 Architect: Colin Hogan, Architect AIBC, Focus Architecture Inc.  
 Landscape Architect: David Stoyko, David Stoyko Landscape Architect  
 Planner: Misty Jorgensen  
 Urban Design Planner: Nathan Chow

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 setbacks, 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 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

The Panel supported the project in general and the compact form.

### Key Points

- Consider bringing more rigor to the use of the wood coloured and dark grey coloured material in the project.
- Consider straightening out the vertical grey leg of the frame along 104 Avenue.
- Consider providing varying depths to the balconies; relate to the size of the unit.
- Consider the privacy impacts of the staggered balcony pattern.
- Consider completing the loop around the residential townhouses entries.
- Consider providing electrical bicycle charging facilities.

### Site

- The gym is a great indoor amenity space. Consider adjusting the proportions to allow for multiple sports.

### Form and Character

- The form and character of the lower portion of the podium, especially the dark grey features, are quite thoughtful.
- Reconsider that the randomly arranged panel on the podium makes it look too busy on the west side amenity façade.
- Consider that the cladding panels might impact the way it is integrated with the windows.
- Recommend bring more texture to the elevation.
- Reconsider the balconies on the south and north facades; it makes the building look too busy. The horizontal staggering makes the build look even more busy.
- The concerns for the east and west facades of the balcony; the small and large rhythms aesthetically look good, but the arrangement can have challenges because of the practicality of the large balcony. They are exposed to more rainwater, snow and privacy is impacted by the short balconies.

### Landscape

- Well done on the tree planting on grade. Appreciate the double-row of trees on 147 Avenue.
- Consider adjusting the parkade vent locations in the northeast corner and southwest corner of the site to enhance the quality of the landscape and to allow for better flow of pedestrian circulation.
- Consider the street level landscape treatment in front of the commercial depending on the unit (e.g. provide more separation at daycare and office, make the retail more open and engaging with the sidewalk).
- Consider relating the paving strategy (the amount of paving) along 104 Avenue.
- Consider providing more prominence to the north-south mid book pedestrian connection. Reconcile the geometry at the southeast corner.

- Consider the relationship between wood-decked amenity spaces, with possibility of expanding the space (contributing to accessibility).
- Consider additional / wider connection from main amenity patio to greenspace.
- Consider additional access to separate the fireplace lounge, balancing the access with the privacy and consider expanding canopy of the pavilion at Level 5.

#### 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.
- Consider suspending, rather than cantilevering, some of the balconies to reduce thermal bridging and provide additional visual interest.
- Consider providing electric bicycle charging facilities.
- Consider enhancing the social quality of bicycle facilities and having a waste/recycling lounge.

#### Accessibility

- Consider an alternative material for the surfacing of the outdoor amenity areas (etc. daycare and hammock area).
- Consider more wheelchair friendly, shock absorbent materials and incorporate universal design.

### 3. 6:25 p.m.

File No.:	7921-0322-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP amendment, Rezoning, Consolidation, and DP to permit a 4 storey mixed-use building containing 34 residential dwelling units and 1,280 sq. m. of ground floor commercial, including a child care centre, with underground parking.
Address:	2213 – 156 Street and 2249 – King George Boulevard
Developer:	Amrik Purewal, Campbell Crossing 4 Ltd.
Architect:	Robert Salikan, Architect AIBC, Salikan Architecture Inc.
Landscape Architect:	Mary Chan-Yip, BCSLA, PMG Landscape Architects
Planner:	Erin MacGregor
Urban Design Planner:	Vanessa Goldgrub

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 K. Deol  
Seconded by N. Couttie  
That the Advisory Design Panel (ADP) recommend 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

The Panel recommended that the applicant give careful consideration to the operations of the child daycare, particularly congestion associated with the peak drop off and pick up times.

#### Key Points

- Consider the drop-off and pick-up demand on the parking lot for the childcare uses.
- Consider providing more dedication to allow for parallel parking on lane; or have more parking underground, the current stalls are not feasible.

#### Site

- Consider relocating the surface parking underground or working with the city to parallel park along the lane; or consider the option of direct access off the parkade driveway.
- Southern (left-hand) stall isn't usable for many vehicles, and there are concerns about safety and visibility for vehicles exiting the surface parking into driveway.

#### Form and Character

- Consider applying metal panel cladding to all three volumes along the south elevation. South elevation to be designed to the same level of detail as east and west elevations
- Consider having a curved balcony to the deck detail.
- Consider providing translucent glazing in lieu of opaque at the west-facing balconies.

- Consider reducing the number of window mullions.
- Consider projecting the features binding the balconies on the east side, from the face of the balcony slab/guardrail.

Landscape

- Consider increasing the amount of planted landscaping screening between the childcare and 156<sup>th</sup> Street.

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.
- Consider providing cooling to the suites.

Accessibility

- Consider providing more adaptable units.
- Consider placing an elevator on the 2<sup>nd</sup> level
- Consider incorporating universally accessible washrooms

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, July 28, 2022.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 8:00 p.m.

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Jennifer Ficocelli, City Clerk

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R. Drew, Chairperson