

**Present:**

Panel Members:  
E. Kearns, Chair  
J. Azizi  
N. Couttie  
Y. Popovska  
G. Brumpton  
J. Packer

**Guests:**

Sunny Takhar, 360 Home Renovations  
Jaswinder Gabri, Architect, AIBC, Flat  
Architecture Inc.  
Caelan Griffiths, PMG Landscape Architects

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
V. Goldgrub, Urban Design Planner  
S. Gill, Recording Secretary

**A. RECEIPT OF MINUTES**

It was  
  
meeting of July 28, 2022, be received.

Moved by J. Packer  
Seconded by J. Azizi  
That the minutes of the Advisory Design Panel

Carried

**B. NEW SUBMISSIONS****1. 4:05 p.m.**

File No.:	17-0427-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	5 storey apartment building with 55 units
Address:	8483 and 8495 - 164 Street
Developer:	Sunny Takhar, 360 Home Renovations
Architect:	Jaswinder Gabri, Architect AIBC, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Sarah Cranston
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner described the context, noting that the project is in the Stage 1 Fleetwood Plan area. She 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 J. Packer

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.

Carried

#### Key Points

- Consider further design development, and potentially larger scale, of corner feature element. Detail how the corner element will connect to building.
- Consider revisiting the column treatment and colour as well as the balcony above in relation to corner feature element.
- Provide further articulation on the south & west facades to break up the 4/5 storey massing as they interface with the neighbouring properties; consider a larger setback on the south elevation to limit apparent scale transition.
- Consider larger caliper species and year-round vegetation at interface with properties to the south & west.
- Consider simplifying materials/material systems.
- Confirm black window frames are implemented in construction.
- Confirm common indoor amenity area is air conditioned and consider other means to mitigate overheating in the building.
- Consider access for residents from Outdoor Amenity at west to 85th Avenue.
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.

#### Site

- Refer to Key Points

#### Form and Character

- Consider simplifying materials/minimizing your material palette.
- Use a standard brick to promote a sense of permanence, texture, warmth & shadow to the ground plane/public realm.
- Consider further resolving the white fascias over the entry and their overhang/depth for constructability.

- Consider simplifying the wood feature form on north-east corner. The wall breaking the form on north side is weakening the form. By removing the wall, the form becomes more simplified, and it allows the north-east corner balcony/terrace to be extended to north side of the living room.
- Consider a more vertical expression for the corner feature since it is located at the prominent corner.
- Reconsider the bathroom windows above the entry in the wood panel as they are weakening the overall character of the building and negatively impacting the entry.
- Consider the columns at the corner which are intruding to the balconies.
- Further consideration should be given to the black/dark portion of the exterior wall on east side of the parkade ramp at grid lines 2-3 and B (refer to page ADP 5.1) does not appear to give the same expression as the other modules. In the other modules the features are extended from level 1 to 2 with the flush surface but in this one, level 1 has recessed, and the continuity of the features is taken. It is recommended either removing the black feature at this location or to pull out level 1 portion to make it flush with level 2.
- Consider the wood clad columns as the diminishing from the strong wood elements at the corner. A darker or white clad may be better.
- Verify if the exit stairs meet building code. If not, that will change the design of your floors.
- Consider black window frames as they are a key element of the attractive exterior elevations. However, these are often dropped later due to cost issues, and this would drastically change the look of the buildings. It is important that the city obtain some form of firm commitment that they will be retained. Alternatively, the applicant should provide alternative elevations showing white or beige frames, so the actual design can be properly assessed.

#### Landscape

- Exterior amenity areas are well programmed and have good sun access.
- Great parkade design; allows for large soil volumes around the perimeter of the site. Supports the growth of large size trees and help moderate the massing of the building.
- Consider larger scale trees, especially more conifers to help soften the building mass and overlook issues on the sides adjacent to existing lower density private lots.
- Consider the year-round vegetation as it will be beneficial.
- Consider alternative material for the small lawn for simpler maintenance.
- Consider the scale and massing of the project; any additional revisions to the building or landscape can reduce the mass and help the project to integrate better into the neighbourhood.

#### CPTED

- No specific issues were identified.

Sustainability

- Consider strategies to mitigate overheating including larger operable windows, maximizing cross ventilation in corner units, lower heat gain glazing, and shading as much as possible.
- Consider alternatives to up lighting to avoid light pollution.
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging.
- Consider incorporating a bike maintenance area that can also serve as a casual space for interaction. Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings
- Consider alternatives to lpe which comes with negative impact on tropical forests.

Accessibility

- No specific issues were identified.

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, August 18, 2022.

**E. ADJOURNMENT**

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

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Jennifer Ficocelli, City Clerk

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R. Drew, Chairperson