



# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, AUGUST 24, 2023  
Time: 4:00 p.m.

**Present:**

Panel Members:  
E. Kearns, Chair  
N. Couttie  
M. Mitchell  
J. Packer  
Y. Popovska  
R. Salcido

**Guests:**

Jimmy Hansra, Isle of Mann Property Group  
Abhishek Sinha, DF Architect/Group 161  
Zubin Billimoria, DF Architect/Group 161  
Travis Martin, van der Zalm and Associates Inc.

**Staff Present:**

A. McLean, City Architect  
S. Meng, Administrative Assistant  
A. Yahav, Clerk 2

**A. RECEIPT OF MINUTES**

It was Moved by M. Mitchell  
Seconded by E. Kearns  
That the minutes of the Advisory Design Panel  
meeting of August 10, 2023, be received.  
Carried

**B. NEW SUBMISSIONS**

**1. 4:05 p.m.**

File No.: 7916-0225-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Proposed rezoning from RA to CD. Proposed Development Permit to permit the development of 74 townhouses, two apartment buildings with 271 apartment units and one mixed use building with 92 apartment units and 2,518 sq.m. of commercial/office space. Proposed Sensitive Ecosystem Development Permit for riparian area protection. Proposed Subdivision to allow for road and riparian area dedication.  
Address: 16172 - 24 Avenue  
Developer: Jimmy Hansra, Isle of Mann Property Group  
Architect: Abhishek Sinha, DF Architect/Group 161  
Landscape Architect: Travis Martin, van der Zalm and Associates Inc.  
Planner: Keith Broersma  
Urban Design Planner: Ann McLean

The City Architect advised that the proposal generally complies with the land use policy and that staff generally support the proposed use variances and form, massing, and siting of the proposal.

The Panel was asked to comment on the form of development, including its proposed form and height; the interfaces with the public realm, neighbouring sites, and adjacent uses; the character of the buildings in the neighbourhood context; and the proposed public open spaces and plazas. The Panel was not required to comment on the townhouses, which were provided for context and interface.

The Project Architect presented site planning, streetscapes, building concepts, blueprint plans, 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 M. Mitchell

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

- Form and character are generally successful.
- Consider opportunities for additional storm water management with rain gardens, bioswales, etc.
- Consider additional design integration between the glazing on southwest corner of the amenity space and glazing on the office spaces with the overall aesthetic of the main building.
- Consider celebrating the two residential lobbies from an architectural and landscape perspective
- Consider further celebrating the office entry (located on 24<sup>th</sup> Street).
- Consider more programming opportunities for the entry located on 24<sup>th</sup> Avenue, in particular on the northwest end
- Consider providing covered spaces in all outdoor amenity spaces for year-round useability
- Consider recessing the overhang of the protruding corner volumes of the residential and office spaces.

### Site

- Consider relocating the parking ramp, PMT, and garbage staging area of Lot A to the west side of the building so that it is adjacent to the existing commercial development, rather than across from residential.
- Provide a more realistic representation of the glazed volumes, considering the floor and roof thickness, mullions, and openable glass portions.
- Consider sectioning the long, glazed volume into modules, potentially above the office entrance lobby.
- Consider adding feature lighting, outdoor furniture, and seating for pedestrians and tenants on the northwest and northeast corners of Lot A.
- Consider increasing visibility of the amenity space entry at the ramp from the townhouse side on Lot C.
- Consider allocating sufficient space for PMT location in each of the lots, and make it visible on the site plan.
- Consider generating plans for several phases of the project, each containing adequate indoor and outdoor amenity spaces that are useable throughout all phases of the project.

### Form and Character

- Consider unifying the third-floor elevation of the building by changing the glass volume in Lot A on the southwest corner and articulating the volume in a language more similar to that of the residential spaces of the building.
- On Lot A, consider incorporating similar materials and elements throughout the office and residential spaces in order to develop a stronger relationship between the various areas of the elevation.
- Consider integrating and emphasizing the office and residential entry lobbies to create a more celebrated space by using colour and material or by extending the module to the upper-level offices from the façade point of view.
- Consider pulling back the overhang of the corner volumes of the residential and office levels to prevent them from dominating and protruding further than the lines of the building.
- Consider further developing the design of the Lot A residential lobby from an architectural and landscape perspective.
- Consider adding more substantial screening for townhome patios in Lot A, specifically those facing the semi-public walkway in the courtyard, by planting trees for the purpose of privacy.
- Consider adding more amenity spaces for those townhouses in the small areas identified at the corners of the internal road.
- Consider extending the use of colour with the AL-13 panels.
- Consider extending the use of the soft, wood tone product found in Lot B and Lot C; alternatively, consider using accent colours on doors and canopies to brighten the grey colour scheme.
- Consider unifying the architectural aesthetic of the overall site by extending the details of the V columns at 161A and 23A to other points on the façade.
- The black window frames are a key element of the exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.

### Landscape

- Consider including additional landscape elements, such as benches or planters, to the Lot A residential lobbies, to mark the entries more clearly and to develop an inviting space.
- Consider the soil depth required by all trees used in the project.
- Consider diversifying tree and shrub species to account for all-season wildlife habitat use.
- Consider providing a greater covered space in amenity area for multi-season use.
- Consider coordinating amenity programming of interior rooms to exterior spaces.
- Consider repurposing some of the long grass wildflower areas in Lot B as amenity space.
- Consider potential stormwater retention features in the long grass wildflower area in Lot B.

### CPTED

- Consider providing access to the Lot A corner feature from the south side to prevent hiding spaces and to minimize CPTED concerns.

### Sustainability

- Consider opportunities for rain gardens or bioswales.
- Consider providing both indoor and outdoor parking for electric bicycles.
- Consider current and future energy modelling to inform design process, to test resiliency, for thermal comfort, and to ensure future liveability.
- Consider locations of HRVs and heat pumps before finalizing unit layouts to account for higher efficiency, reduced noise, better filtration, and summer bypass.
- Consider electrification for future proofing of space and water heating in anticipation of projected regulations of energy generation.
- Consider high quality bike amenities, including sufficient wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bicycle charging.
- Consider including a basic bicycle maintenance area which can also serve as a casual space for social interactions.
- Consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
- Consider opportunities for natural ventilation into office units one through five of the third level of Lot A.

Accessibility

- Consider providing access to all outdoor amenity areas without obstacles for residents.
- Consider building adaptable units to provide opportunities to age-in-place and to be accessible to individuals of various ages and abilities.

**C. OTHER BUSINESS**

**1. Roundtable**


A roundtable of discussion was held.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, September 14, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:59 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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E. Kearns, Chairperson