



# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, OCTOBER 12, 2023  
Time: 3:00 p.m.

**Present:**

Panel Members:  
N. Couttie, Chair  
R. Amies  
J. Azizi  
D. Dilts  
N. Funk  
R. Salcido

**Guests:**

Jill Wanklyn, Bosa Properties Inc.  
David Dove, Perkins & Will  
Alysia Baldwin, Perkins & Will  
Katya Yushmanova, PWL Partnership Landscape Architects Ltd.  
Matt Reid, Estkin Developments Ltd.  
Abhishek Sinha, Barnett Dembek Architects  
Mary Chan-Yip, PMG Landscape Architects  
Nathan Gurvich, Cressey Development Group  
Taizo Yamamoto, Yamamoto Architecture  
Nishu Sheth, Yamamoto Architecture  
Joanna Kruk, Yamamoto Architecture  
Kyle Labow, Connect Landscape Architecture

**Staff Present:**

A. McLean, City Architect  
S.Maleknia, Senior Urban Design  
Planner  
V. Goldgrub, Urban Design Planner  
A. Yahav, Clerk 3

**A. RECEIPT OF MINUTES**

It was Moved by R. Amies  
Seconded by N. Couttie  
That the minutes of the Advisory Design Panel  
meeting of September 28, 2023 be received.  
Carried

**B. NEW SUBMISSIONS**

**1. 3:05 p.m.**

File No.: 7923-0218-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Proposed Detailed Development Permit for one 52-storey mixed-use high-rise tower ('T2') with 221 rental units, 394 market dwelling units, 556 m2 of ground floor commercial retail space over four levels of underground parking and one two-storey 1,955 m2 stand-alone commercial building ('Building 6') with commercial retail (CRUs) on the ground floor with restaurant above.  
Address: 13549, 13573 & 13579 - 104 Avenue  
Developer: Jill Wanklyn, Bosa Properties Inc.  
Architect: David Dove, Perkins & Will  
Landscape Architect: Katya Yushmanova, PWL Partnership Landscape Architects Ltd.  
Planner: Jennifer McLean  
Urban Design Planner: Sam Maleknia

The Urban Design Planner went over the history of the site , including the phasing and the modifications to the phase 2 development, office and rental use change, and indicated that the staff generally supports the project.

The Panel was asked to comment on the overall architectural massing expression, site planning, pedestrian and vehicular movement, and overall landscape concept, and public realm interfaces.

The Project Architect provided an overview of the site planning, streetscapes, building concept, massing, and architectural expression for the entire development, encompassing phases 2 and 3D Views. Additionally, they elaborated on the project history, façade, floor plans, massing expressions, and exterior materials.

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 D. Dilts  
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

- The overall building design is elegant and successful.
- Consider further differentiating the towers from one another through an identifiable design element.
- Consider increasing the size of recess between the low rise and the tower.
- Consider sustainability measures in all aspects of the project.

#### Site

- Consider the impact of winds on the ground plane and in the amenity spaces.

#### Form and Character

- Consider enhancing and enlarging the lobby entrance to the rental portion of the building.
- Consider augmenting the size of the recess between the lower building and the tower.
- Keeping the towers' designs simple and elegant as "background" buildings are supportable.
- Consider re-evaluating the barn building's structure to be composed entirely in mass timber.
- Consider incorporating an identifiable design element in phase 2 to differentiate from other buildings.

- Review the designs of the amenity spaces, for their intended functions in relation to the outdoor amenity areas.
- Consider adding sheltered/covered outdoor space at the podium level amenity space for year-round use.
- Consider privacy and livability issues for lower levels and units with balconies facing the barn amenity building.

#### Landscape

- No specific issues were identified.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider energy modelling to future climate data (2050-2080) to account for shock events, and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider the inclusion of renewable energy, such as solar on the roof.
- Continue to consider using slag or fly ash into the structural concrete to reduce embodied carbon.
- Consider collecting rainwater from amenity buildings for re-use as irrigation on sites.

#### Accessibility

- No specific issues were identified.

N. Funk joined the meeting.

#### 2. 4:15 p.m.

File No.:	7923-0199-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed DP for a 6-storey apartment building consisting of 120 dwelling units with underground parking
Address:	15780 Fraser Highway (Fleetwood)
Developer:	Estkin Developments Ltd. – Matt Reid.
Architect:	Abhishek Sinha, Barnett Dembek Architects
Landscape Architect:	Mary Chan-Yip, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner advised that staff generally support the project, and it is consistent with the General DP.

The Panel was asked to comment on the detailed form and character of the development; the interfaces with the public realm and future SkyTrain; the distinctiveness of the proposed building to the adjacent building; and the landscapes design, plazas, and outdoor spaces.

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 R. Amies

Seconded by R. Salcido

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

Opposed by N. Funk

### Key Points

- Consider further reinforcing the townhouse expression. The current elevation with the soldier course is not enough.
- Consider the materiality to add interest to the elevations.
- Create volumes at the corners to ensure the corner feels solid.
- Consider sustainability measures throughout the project.
- Consider a green roof.
- Consider a covered outdoor space.
- Consider covered outdoor space in the daycare play space.
- Reconsider the two-sidewalk concept along Fraser Highway.
- Consider parking solutions for daycare drop-off.

### Site

- Subject to City Engineering, review changing curb cut geometry at mid-block parkade access along 158 Street to extend further into street to improve visibility and safety where vehicles are turning at mid-block
- Consider working with City Staff to ensure that the daycare has a good surface vehicular drop-off arrangement; bear in mind the consequences of underground parking in terms of usability by rushed parents.

#### Form and Character

- Consider changing the material of the southern building façade to match with the rest, especially the shingles.
- Consider increasing the vibrancy of the building by introducing varied materials and/or colors.
- Reconsider the look of the fire wall to ensure it will not change the desired look of the building.
- Reconsider the materials used in the entry ways of the amenity areas to further define.
- The black window frames are a key element of the attractive 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.
- Provide weather protection canopies to all exterior patios on level 6.
- Consider moving outdoor daycare play area to be directly connected to indoor space.

#### Landscape

- Consider incorporating planters or benches along the walkway to introduce moments of variation.
- Consider including a green roof.
- Consider the inclusion of a covered outdoor amenity space.
- Consider adding a canopy for weather protected exterior daycare play space.
- Consider landscape design revisions within setback from Fraser Highway to create moments of interest and reprieve due to the long block length.

#### CPTED

- Recommend providing lighting along west façade to improve security without disturbing adjacent neighbors.

#### Sustainability

- Consider energy modelling to future climate data (2050-2080) to account for shock events, and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider the inclusion of renewable energy roof surfaces.
- Continue to consider using slag or fly ash into the structural concrete to reduce embodied carbon.
- Consider collecting rainwater from amenity buildings for re-use as irrigation on sites.

## Accessibility

- Consider the impact of the material changes near the entrance of the building for people with mobility aids.
- Consider minimizing or eliminating steps in the main entrances to facilitate barrier-free access.

## 3. 5:25 p.m.

File No.:	7923-0096-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit for a 4-storey mixed use building with 60 residential units and 2,508 sq.m of commercial at grade with underground parking
Address:	1651 – 128 St
Developer:	Nathan Gurvich, Cressey Development Group
Architect:	Taizo Yamamoto, Yamamoto Architecture
Landscape Architect:	Kyle Labow, Connect Landscape Architecture
Planner:	Gertrude Kwan
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner provided an overview of the site and context and 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 N. Funk  
 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

- Strong project with good design.
- Consider consolidating the two outdoor amenity spaces.
- Consider providing better access to the central courtyard.
- Consider introducing wood elements to soften the building façade.
- Consider reinforcing the design at the commercial entries.
- Consider sustainability measures throughout the project.
- Review and ensure sufficient soil depth is provided along west elevation.

### Form and Character

- Consider adding weather protection on outdoor amenity space.
- Consider the soft elements of the landscape material and bring it in the building itself,
- Consider extending the primary commercial entrance canopy to improve visibility and primacy of commercial entrance.
- Consider canopy design revision to improve weather protection along eastern frontage where pedestrians are exposed to prevailing wind-blown rain.
- Consider design revision to improving canopy cover at level 4 balconies where residents would value weather protected outdoor space.
- Consider additional articulation or expression of west façade to help soften the edge against the existing development.

### Landscape

- Consider providing more detailed planting plans at the next stage.
- Coordinate requirements for building foundations with the contractor and project team when it comes to retaining existing trees.
- Consider providing covered, all-weather protection in the landscape, particularly on level four.

### CPTED

- Recommend providing lighting along west façade to improve security without disturbing adjacent neighbors.

### Sustainability

- Consider energy modelling to future climate data (2050-2080) to account for shock events, and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider the inclusion of renewable energy roof surfaces.
- Continue to consider using slag or fly ash into the structural concrete to reduce embodied carbon.
- Consider collecting rainwater from amenity buildings for re-use as irrigation on sites.

Accessibility

- No specific issues were identified.

**C. OTHER BUSINESS**

**1. Verbal Updates**

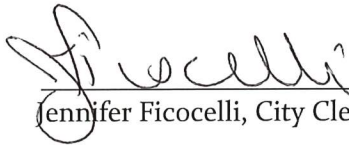
Verbal updates were presented.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, October 26, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:42 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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N. Coultie, Chairperson