



# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, NOVEMBER 23, 2023  
Time: 4:00 p.m.

**Present:**

Panel Members:  
M. Cheung, Chair  
D. Dilts  
S. MacRae  
J. Packer  
B. Ransford  
R. Salcido

**Guests:**

Kanwar Dhamrait, Oviedo Group of Companies.  
Richard Bernstein, CDA  
Mani Mahmoudian, CDA  
Zubin Billimoria, DF  
Jessie Arora, DF  
Negin Naghshin, DF  
Sahar Afjeh, DF  
Mark van der Zalm, van der Zalm + Associates  
Travis Martin, van der Zalm + Associates

**Staff Present:**

S. Maleknia, Senior Urban Design Planner  
N. Chow, Urban Design Planner  
A. Yahav, Clerk 3

**A. RECEIPT OF MINUTES**

It was Moved by R. Salcido  
Seconded by B. Ransford  
That the minutes of the Advisory Design Panel  
meeting of November,9 2023 be received.  
Carried

S. MacRae joined the meeting at 4:01pm

**B. NEW SUBMISSIONS**

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

File No.: 7923-0265-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: An OCP amendment to allow for a an FAR of 9.65 in the  
Downtown designation.  
A City Centre Plan amendment from Mid to High to Mixed Use to  
High Rise Mixed Use.  
Rezoning from C-8 and CHI to CD Based on C-8 and RM-135.  
Detailed Development Permit.  
Four (4) mixed-use buildings proposed on the site that range in  
height from 15-storeys to 65-storeys with podium heights between  
5-10-storeys.  
The overall FAR is 9.65, the combined Commercial and Office FAR  
is 2.14, the hotel FAR is 0.89 and the Residential FAR is 6.50.  
There are a total of 1,540 residential units proposed.  
Address: 13634 & 13654 104 Ave., and 10344-10392 King George Blvd.  
Developer: London Station Holdings  
Architect: Richard Bernstein, Chris Dikeakos Architects Inc.

Landscape Architect: Mark van Der Zalm, VDZ+A  
Planner: Ingrid Matthews  
Urban Design Planner: Sam Maleknia

The Urban Design Planner described the City's vision for this area and the site, explained the big picture concept, context, siting, and massing, 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, massing, use, 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 B. Ransford  
Seconded by S. MacRae  
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

- Great landmark project.
- Recommend conducting a wind study for the development to highlight the potential issue of wind tunnels.
- Consider ways to harmonize the design and elevation of tower A podium and midrise B facing the open plaza.
- Consider selection and layout of mechanical equipment early so as not to limit your choices.
- 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.

#### Site

- Consider opportunities for public pedestrian indoor connections between the buildings in the public use areas.
- Consider locating all the underground parkade ventilation shafts along the lane instead of along the main streets.
- Consider refining the pedestrian crossing at the lane to better connect the north-to-south pedestrian mews.

#### Form and Character

- Consider the structure of all the elements in the project, ensuring there is proper support with columns or walls, while not negatively impacting the design.
- Consider conducting a wind tunnel study, given tall form and massing of the towers.
- Consider providing outdoor amenity spaces for the office component to allow for fresh air, quiet space, and views for people working in an office environment.
- Consider moving the north facing roof outdoor amenity space of tower D to the south.
- Reconsider providing direct outdoor amenity access through the indoor amenity space in tower A.
- Consider incorporating more diverse, supportive functions on-site, especially for a project of this size. Consider incorporating daycare facility to this project, given its increasing demand.
- Consider continuous weather protection along commercial frontages, especially along the mews.
- Consider reviewing the exit stair location on the southwest corner of the plaza.
- Consider contribution to affordable unit reserve since no affordable units are provided in the project.

#### Landscape

- Consider providing a covered or all-weather space on the amenity roof areas.
- Consider a green roof on Level 16 of the hotel given its high level of visibility.

#### CPTED

- Consider ways to mitigate disruptive activities, such as late-night parties, on the landscaped plaza.

#### Sustainability

- Consider opportunities for sharing heat between the different uses within the project.
- Consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider incorporating a bike maintenance area that can also serve as a casual space for interaction.
- Consider analyzing how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings when further developing this project.
- Consider how best to encourage waste management with three stream systems in suites.
- Ensure central recycling rooms are well lit and include sorting tables with pictograms to address language barriers.
- Consider alternatives to burning fossil gas outdoors.

## Accessibility

- Recommend indicating the percentage of adaptable units in the development.
- Review the accessibility issues in the plaza and the mews.

S. MacRae left the meeting.

**2. 6:15 p.m.**

File No.:	7922-0087-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit for proposed six (6) story multi-family development containing 170 units, and two floors of below grade parking.
Address:	13672 Larner Road 13645 Hilton Road 13667 Grosvenor Road 13675 Grosvenor Road 13683 Grosvenor Road (and part of Hilton Road)
Developer:	Tien Sher Group
Architect:	DF Architecture Inc.
Landscape Architect:	van der Zalm & Associates
Planner:	Robert Ordelheide
Urban Design Planner:	Sam Maleknia

The Urban Design Planner described the general aspects of the project and advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, massing, 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. Packer  
Seconded by B. Ransford  
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 coordinating the on-site landscape design with the city's offsite boulevard treatment.
- Consider forming a stronger connection between the indoor and outdoor amenity space on different levels.
- Reconsider the exit stair to have glazing.
- Consider mechanical equipment early in the design process to ensure you make best use of the roof space.
- Consider implementing better bike amenities.
- Consider how to improve the waste management and overall waste handling within the project.
- Recommend having a final, complete rendering to show the real materials and the window articulation and trims of all exterior designs.

#### Site

- Consider connecting the lower patio and outdoor amenity space with an exterior staircase.

#### Form and Character

- Consider the addition of more color in the design.
- Consider enhancing the texture of finishes, as the current presentation does not detail joints or lines, thru wall flashing, trims, window flashing, or window trims.
- Consider incorporating more wood material throughout the project.
- Consider opportunities to activate stairwells and encourage their use including finishing, lighting, daylight, and even artwork.
- Consider adding skylight or other means to introduce additional daylight to the lower-level indoor amenity.
- Consider making the stairwell at the podium level more transparent, or instead, making it part of a feature on the podium.

#### Landscape

- Considering advancing and incorporating planters or screening to make the corner plaza more usable.

#### CPTED

- Consider the privacy between podium level amenities and existing neighbours.

#### Sustainability

- 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.
- Consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
- Consider ways to best manage the central recycling rooms, ensuring that they are well lit, include sorting tables, and include pictograms to address language barriers.

Accessibility

- Reconsider the garbage room location and overall accessibility.
- Review the locations of the amenity spaces.
- Reconsider the direct connection between the indoor and outdoor amenity spaces.

**C. OTHER BUSINESS**

**1. Roundtable**

A roundtable of discussion was held.

**D. INFORMATION ITEM**

**1. 2024 Committee Meeting Schedule**

It was  
  
meeting schedule as presented.

Moved by B. Ransford  
Seconded by J. Packer  
That the Advisory Design Panel receive the 2024

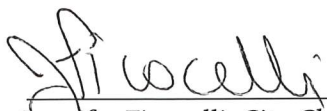
Carried

**E. NEXT MEETING**

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

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:09 p.m.

  
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Jennifer Ficocelli, City Clerk

Digitally signed by  
Ting Ho Cheung  
Date: 2023.12.27  
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Ting Ho Cheung  
M. Cheung, Chairperson