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**Present:**

Panel Members:  
N. Couttie, Chair  
R. Amies  
J. Azizi  
G. Brumpton  
K. Deol  
Y. Popovska  
R. Salcido

**Guests:**

Rajinder Warraich, Flat Architecture  
Caelan Griffiths, PMG Landscape  
Joey Stevens, GBL Architects  
Mark Van der Zalm, Van der Zalm + Associates Inc.

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
S. Meng, Administrative Assistant

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**A. RECEIPT OF MINUTES**

It was Moved by G. Brumpton  
Seconded by R. Salcido  
That the minutes of the Advisory Design  
Panel meeting of March 9, 2023 be received.  
Carried

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

File No.:	7919-0327-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP/TCP Amendment, Rezoning and General DP to permit the development of two 5-storey rental apartment buildings on the southern half of the development site.
Address:	17049 and 17071 Fraser Highway
Developer:	Aman Jhaj, Platinum Group
Architect:	Rajinder Warraich, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape
Planner:	Sarah Robertson
Urban Design Planner:	Vanessa Goldgrub
Staff Presenter:	Sam Maleknia

The Urban Design Planner advised that the staff generally support the project. The site is split into two sections, proposing townhomes to the north and two 5 storey apartments to the south closer to Fraser Highway. The Panel was asked to focus on the apartment component of the project.

The Urban Design Planner elaborated on the overall townhome and single-family neighbouring context of this development, and being at the edge of Fleetwood Town Centre Plan and facing the Agricultural Land Reserve (ALR) area.

He added that the proposed development meets the required indoor amenity space and providing almost double the required outdoor amenity space.

He further noted that this is a General Devilmint Permit and will be back to ADP as part of Detailed Development Permit review for more in-depth Panel review

The Panel was asked to comment on the general form of development, massing of the buildings in neighbourhood context, overall landscape and amenity concept, and public realm interface.

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 R. Amies

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**

- Review and improve the accessibility for indoor and outdoor amenities.
- Consider enhancing east and west pathway (breezeway) between the buildings and, ensure units along the breezeway have windows oriented for privacy.
- Consider further design development of all outdoor areas.
- Consider more organic design for children play areas in the courtyard area.
- Consider stormwater retention.
- Consider early-stage energy modelling using future data files.
- Consider renewable energy such as solar panels.
- Consider universal design for play features useful for all ages.
- Consider widening the walkways in the courtyard.
- Consider moving handicap parking closer to the elevators.
- Consider ensuring handicap access, parking stalls, and fire exits all work to code.
- Consider roof breaks to reduce the scale of the roof.

### Site

- The overall site is well designed.
- The central courtyard needs more design development with gathering spaces, nodes, and more organic and friendly design. Review the overall pedestrian circulation and accessibility within the courtyard area.
- Consider adequate space for amenity during the construction phases.

### Form and Character

- Consider having the white window frames reflected in the renderings and drawings.
- Consider creating a feature on the roof such as a break to make it look less massive and to create a break on the building, so it is not repetitive.
- Review the use of the orange color on the façade- for example on the elevation facing the existing townhouses (northwest). Ensure the use of colour has a rationale.
- Strongly consider changing the southeast entry wrapping frame color to allow the entry and the corner of the building both be outstanding.
- Strongly consider keeping the two recessed amenity entries as they help break up the massing and make a better pedestrian street experience.
- Strongly consider relocating the barbeque area as it is currently too close to the residential units.

### Landscape

- The generous area of outdoor amenity is commended. It should be retained as the project progresses.
- Consider having complete coordination with the architecture and landscape.
- Consider different landscape concept for both amenity levels for more variety and engagement.
- Strongly consider integration of covered outdoor spaces.
- Consider simplifying hardscape and providing generous and more organic green spaces and nodes that are less formal and to incorporate gathering and play spaces for kids.
- Consider widening the bridgeway pathway between the two buildings.
- Privacy between unit patios and outdoor amenity areas should be considered. Buffer private units from the courtyard to ensure privacy and access in order to improve neighbouring aspects.
- Consider making the pedestrian experience more attractive when developing the landscape design.

### CPTED

- No specific issues were identified.

### Sustainability

- Consider inclusion of renewable energy on roof surfaces.

- Consider looking at opportunities for stormwater reuse collection such as biophilic design elements to soften the landscape design.
- 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.

#### Accessibility

- Consider having the drawings show indoor amenity areas and construction phase lines to ensure there is adequate outdoor space in phase 1.
- Consider reviewing the handicap access and fire exit stairs to ensure all are working according to Code.
- Consider including adaptable units.
- Consider increasing number of handicap stalls and providing wider universal accessible stalls.
- Consider moving the handicap parking on level 1 away from the parkade ramp and closer to elevator access.
- Consider widening the walkways to allow for wheelchair and stroller access.
- Consider providing universal design for outdoor features, slides, etc. that would be fun for all ages and all abilities.
- Consider integration with interior amenity spaces such as the sidewalks leading to the entries.

#### 2. 5:45 p.m.

File No.:	7922-0241-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Development Permit to allow development of 2 buildings: a 6-storey mixed use building with approximately 1,232 square metres of commercial ground floor area, 112 apartment units and 3 townhouse units; and a 6-storey residential building with 90 apartment units.
Address:	15262, 15268 and 15280 - 24 Avenue, 2350, 2360 and 2372 - 152A Street, 2355, 2365, 2369 and 2383 - 153 Street
Developer:	Anya Paskovic, Polygon Halo Homes Ltd.
Architect:	Joey Stevens, GBL Architects
Landscape Architect:	Phoenix Chan, Van der Zalm + Associates Inc.
Planner:	Gertrude Kwan
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the project's use, form and density.

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

The Project Architect presented an overview of the design principles, 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 K. Deol  
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 providing an indoor amenity area in the south building.
- Consider increasing indoor amenity area and strengthen indoor and outdoor amenity connection.
- Consider adding some covered outdoor space that, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area.
- Consider design development for accessible access from south building to avoid going off property to public sidewalk to get into indoor amenity space.
- Reconsider location of the barbeque in the outdoor amenity area.
- Consider eliminating the stone or concrete bases on the brick frames along the street elevation so the brick comes closer to the sidewalk and helps these brick frames read more unified and stronger.
- Consider design development of corner balconies.
- Consider breaking the continuous line of roof at level 6 on the north building - even though it is recessed it is not fully addressed for massing and extent of long roof element of the top units.
- Consider early-stage energy modelling including using future data set.
- Consider renewable energy such as solar.

#### **Site**

- Consider relocating and resizing the indoor amenities.
- Consider increasing the indoor amenity area.
- Consider integration of tree plaza with pedestrian pathway to further activate the courtyard and provide more space overall with the possibility to relocate the P2 exhaust.
- Check relationship of barbeque area to adjacent residential unit living room window.
- Consider to show construction phase lines and ensure that there is adequate outdoor amenity area in Phase 1.

#### Form and Character

- Consider having adequate floor to ceiling for retail spaces and be mindful of the height clearance of going lower than 3.66 m.
- Consider improving the character and articulation of the balconies to create more cohesive expression with the rest of the building assemblies.
- Consider the issue of switching from charcoal window frames later on. It will not switch well to white if the window frames are filled in.

#### Landscape

- Reconsider small planting between retail unit patios and sidewalks because they will compromise useability and flexibility of the retail spaces. Consider durable planting.
- Consider the planting design in terms of sunlight as the courtyard has shade.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider using energy and thermal comfort modelling to inform the design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project.
- Consider inclusion of renewable energy on roof surfaces.

#### Accessibility

- Consider having a better accessibility route for those in wheelchairs and strollers to the amenities space and consider having double doors for the meeting space room.
- Consider having small amenity rooms on the south building to allow easier access for residents to use the space.
- Consider providing an accessible drinking fountain in the fitness amenity room.

### **C. OTHER BUSINESS**

This section had no items to consider.

### **D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, April 13, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:00 p.m.

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Jennifer Ficocelli, City Clerk

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E. Kearns, Chairperson