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**Present:****Panel Members:**

Y. Popovska, Chair  
R. Amies  
J. Azizi  
M. Cheung  
M. Mitchell  
R. Salcido

**Guests:**

Aaryan Kochhar, Parkr Development Group  
Robert Ciccozzi, Architect AIBC, Ciccozzi Architecture Inc.  
Pat Campbell, PMG Landscape Architects Inc.

**Staff Present:**

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

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**A. RECEIPT OF MINUTES**

It was

Moved by R. Salcido

Seconded by M. Mitchell

That the minutes of the Advisory Design

Panel meeting of April 13, 2023 be received.

Carried

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

File No.: 7922-0187-00

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed rezoning from RF to CD (based on RM-70), consolidation of four lots into one lot and a remnant parcel for future consolidation as well as DP for one 6-storey apartment building consisting of 109 dwelling units with underground parking.

Address: 14009, 14017, 14027, 14037 – 100 Avenue and 14030 – 100A Avenue

Developer: Aaryan Kochhar, Parkr Development Group

Architect: Robert Ciccozzi, Architect AIBC, Ciccozzi Architecture Inc.

Landscape Architect: Pat Campbell, PMG Landscape Architects Inc.

Planner: Misty Jorgensen

Urban Design Planner: Nathan Chow

Staff presenter: Sam Maleknia, Senior Urban Design Planner

The Senior Urban Design Planner advised that staff generally support the project. This current plan is in Stage 1 and staff is finalizing Stage 2 to include more details such as road network, land use, and parks.

The Panel was asked to comment on the overall site planning, architectural expression, massing, and public realm interfaces. In addition, to comment on the privacy for the unit facing by the bus stop and corner expression in the top floors are treated as there is no set back or recess. The requirement to meet interior amenity is not met with only 30.7% when generally should be at least 80%.

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 J. Azizi

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 making entry way appear more prominent and keep it in the middle rather than corner.
- Consider top of building canopies and language of the accents and on how they read the elevations.
- Consider a better and larger indoor amenity area.
- Consider adding landscape buffers to the outdoor amenities from the units and the garbage area.
- Consider reviewing the lack of privacy of the ground floor units that back on the public walkway.
- Consider increasing the pedestrian experience on the east side of the building and enhance the blank wall.
- Retain the black window frames on the building.
- Consider relocating garbage room closer to the overhead gate.
- Consider using future climate data modelling to inform the design.
- Consider storm management for the site.
- Consider resolving any traffic conflict between pedestrian bike and car traffic at the lane.
- Consider reviewing plantings of project and requirements for bike rack.

## Site

- Reconsider the expression of the south façade to relate to the park and green space to the south.
- Reconsider the location of the north outdoor amenities as it is dark and not getting daylight.

## Form and Character

- Reconsider the expression of the southwest corner as it is currently overemphasized compared to the rest of the building.
- Reconsider the corner element design to be more purposeful and consider using similar language as the main entry.
- Reconsider the main entry as main element is hidden and out of scale.
- Consider better differentiating the entry from rest of building by using texture and coloured material.
- Consider removing the feature wall at the building main entrance to open more natural light in the front patio of the ground oriented unit design.
- Consider a uniform rhythm of spandrel such as grey or wood tone in the southwest corner feature.
- Consider thinking of an architectural treatment to help mitigate the block appearance along 140 street and long frontage on 100 avenue.
- Consider enhancing top of the building on the south façade as there is not strong language with the building skyline.
- Retain the black window frames on the building.
- Consider relocating the garbage staging area away from the unit frontage.
- Consider relocating garbage room within the overhead gated area in the parkade.
- Consider reviewing the privacy issue of units at the building corner between grid line H-1 and grid line 2 to 4.
- Consider reviewing occupancy requirement for fire escape roof patio at level 7.
- Consider resolving the privacy issue of the units facing the courtyard at level 1.
- Consider emphasizing townhouse modulation on façade articulation rather than with a long podium.
- Consider a treatment with the canopies being continuous and have that transitioned at level 4 then create façade feature lower down and introduce the element at level 4 roof line.
- Consider grouping the rooftop stairs and bringing more colour and different material to it.
- Consider a lighter colour and thinner profile canopy at the rooftop stair exit unit and less emphasis on top of building to make massing appear shorter.
- Consider removing a lower level unit to increase the indoor amenity space to enhance occupant experience and improve long term livability for owners.
- Consider increasing the pedestrian experience on the east side of the building and enhance the blank wall.
- Consider reviewing the privacy and looking at supplement architectural and landscape solutions for all ground floor units that back on both eastern public walkway and northern walkway, amenity area and lobby entry.
- Consider reviewing the sod on the east side SROW walkway area.
- In the amenity area, consider separating the seating configuration for picnic tables.

### Landscape

- Consider proposing larger at maturity size trees on the south side against Green Timbers Park.
- Consider reviewing landscape at intersection corner of building to increase height of trees and create focal point visible from park across the street.
- Consider increasing vegetative buffer, screening, and noise restriction for unit adjacent to lobby entry and unit facing garbage staging and driveway entry.
- Reconsider the public realm on the courtyard outdoor amenity as there is no buffer on the public amenity space to the units.
- Consider providing landscape screening to the PMT.
- Consider having soil volumes identified in tree planting areas.
- Consider increasing common amenity area on rooftop for sun exposure and supplement deficient indoor amenity.
- Highly consider reducing the walkway slope to be more barrier free friendly.
- Consider increasing variety of tree species on site.
- Consider reviewing exterior bike racks to allow for percentage of e-bike charging.
- Consider the lighting on east property SROW be dark skies compliant.
- Consider including the architectural renderings that shows green landscape on roof and second floor on the landscape plans.

### CPTED

- Consider increasing visibility for the entries to the public walkways at the north and east to be open and visible in street frontages.

### Sustainability

- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider inclusion of renewable energy on roof surfaces.
- Consider reviewing surface level stormwater management or bioswales for the site.

### Accessibility

- Consider a central corridor to provide better access for residents to outdoor amenity space.

The Architect asked questions to confirm that the proposed entry location was appropriate.

## C. OTHER BUSINESS

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May 11, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:58 p.m.

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Jennifer Ficocelli, City Clerk

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E. Kearns, Chairperson