
Present:**Panel Members:**

E. Kearns, Chair
E. Aghsaei
R. Amies
D. Dilts
S. Macrae

Guests:

Lovepreet Grewal, Maskeen Group
Doug Johnson, Architect AIBC, Kasian Architecture Interior
Design and Planning Ltd.
Trevor Dickson, Architect AIBC, Kasian Architecture Interior
Design and Planning Ltd.
Caelen Griffiths, PMG Landscape Architects

Staff Present:

S. Maleknia, Senior Urban Design
Planner
N. Chow, Urban Design Planner
S. Meng, Administrative Assistant
A. Yahav, Clerk 2

A. RECEIPT OF MINUTES

It was

Moved by R. Amies

Seconded by E. Kearns

meeting of June 8, 2023 be received.

That the minutes of the Advisory Design Panel

Carried

S. Macrae joined the meeting at 4:02 p.m.

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

File No.:	7917-0544-01
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed Development Permit to allow construction of three 6-storey apartment buildings with a total of 216 units, and a net FAR of 2.43.
Address:	13744 – Bentley Road
Developer:	Lovepreet Grewal (Maskeen Group)
Architect:	Doug Johnson, Architect AIBC (Kasian Architecture Interior Design and Planning Ltd.)
Landscape Architect:	Caelen Griffiths (PMG Landscape Architects)
Planner:	Sarah Robertson
Urban Design Planner:	Sam Maleknia

The Urban Design Planner reviewed the history of the site, the overall master planning exercise, and approved General DP and final adoption on December 12, 2022. He further explained that the buildings in other phases will come back for Detailed DP reviews in the future. He advised that staff generally support the detailed site planning, and architecture, but noted that there are some grading issues to be addressed by the applicant and all indoor and outdoor amenity requirements are met.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, landscape concept and plaza, 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 S. Macrae

Seconded by R. Amies

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 incorporation of covered elements to allow for year-round use of the courtyard.
- Consider widening the entries to the courtyard between buildings and enhancing the pedestrian experience into the outdoor amenity areas.
- Consider creating a better balance and rhythm on the elevations, particularly in the framed 'pop-out' elements. Consider minimizing the frames if they do not add values to the overall expression.
- Consider softening the exterior colour palette and creating a rationale behind colour choices.
- Consider interior unit layouts for livability matters.

Site

- Consider reviewing the grading and building interfaces to ensure appropriate edge conditions.

Form and Character

- Reconsider the rhythm on the elevations and review the frame sizes, pop-outs, and how to effectively break up the building facades. Consider revisiting interior corner units in Building A for livability, including increasing the size of the living room window.
- Consider softening the orange pop-outs with another colour, to prevent a commercialized look, the paint from fading to pink, or a visual imbalance on the front of the building.

Landscape

- Consider shifting some hardscape to softscape and planting in the landscape design to enhance courtyard acoustics and stormwater management.
- Consider soil cells in lieu of structural soil for trees and directing stormwater into soil cell systems as part of site stormwater management strategies.
- Recommend further consideration around directing stormwater into specific planting zones.

CPTED

- No specific issues were identified.

Sustainability

- Consider modeling using 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 the inclusion of renewable energy on roof surfaces, or alternatively, providing an extensive green roof to help reduce stormwater run-off and heat island effect.
- Consider slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider setting energy targets which exceed minimum Step Code performance requirements.

Accessibility

- Review accessibility issues in the courtyard area.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 29, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:25 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson