

Present:

Panel Members:
N. Couttie, Chair
R. Amies
G. Brumpton
D. Dilts
M. Krivolutskaya
S. MacRae

Guests:

Deer Lake Homes Ltd.
Rajinder Warraich, Flat Architecture
Caelan Griffiths, PMG Landscape Architects Ltd.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
A. Yahav, Legislative Services Assistant

A. RECEIPT OF MINUTES

It was moved by D. Dilts
Seconded by R. Amies
That the minutes of the Advisory Design Panel
meeting of May 30, 2024, be received.
Carried

G. Brumpton joined the meeting at 4:04pm

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

File No.:	7922-0085-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	A phased development to allow for two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.
Address:	13760 101A Avenue, 13770 101A Ave, 13780 101A Ave, 13790 101A Ave, 13806 101A Ave
Developer:	Deer Lake Homes Ltd.
Architect:	Rajinder Warraich, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects Ltd.
Planner:	Ingrid Matthews
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the use, height and density of the project and asked that the Panel comment on tower material and fenestration, public realm interfaces, expression of the tower, integration of mechanical equipment, and refining the lobby low-rise sense of entry and publicly accessible open spaces.

S. MacRae joined the meeting at 4:11pm

The Project Architect and Landscape Architect presented a comprehensive site plan to the Panel.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by S. MacRae

Seconded by G. Brumpton

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

The Panel made the following comments to the applicant team:

Key Points

- Consider widening the gap between the buildings.
- Consider further design development on the strata low-rise podium, building 2.
- Consider redesigning or removing the horizontal bands on the lower portion of the strata podium.
- Consider altering some of the elevational treatments to enhance passive building shading.
- Consider further developing the landscape design at grade.
- Reconsider the indoor-outdoor connection of amenity spaces.
- Reconsider the design of the outdoor play space.
- Reconsider the tree placement on level 23.
- Reconsider the tree placement on the corner plaza.
- Reconsider the layouts of the residential units for livability.
- Consider taking measures to promote sustainability throughout the project.
- Consider adding a secondary entrance for accessibility, particularly to the tower (building 2).

Site

- Reconsider the design of the residential units to ensure
 - Thoughtful layouts with good flow,
 - Adequate entry sizes,
 - Good furnishing options, and
 - Closet space in all primary bedrooms.

Form and Character

- Consider widening the gap between buildings and adding more mass to the top two floors.
- Consider unifying the design of all three buildings- rental low rise, tower, podium- to create more cohesion in the site.
- Consider some design refinements to simplify the elevations.
- Consider enhancing the entry door of building one.
- Consider redesigning the front entry portal of building 2 to better match the aesthetic of the overall site.
- Consider strategies to better relate the rental lobby (building 1) and northeast entry plaza.
- Consider strategies by redeploing architectural features to add shade to the southwest side of the building.
- Consider covering the elevator podium on level 23 with a trellis for sun and rain protection.

Landscape

- Reconsider the design of the corner plaza at grade.
- Consider incorporating public art within the sunken areas of the landscape.
- Consider developing a stormwater management strategy which includes the use of water retention planters.
- Ensure adequate soil volumes for all planting.
- Reconsider the top planter and composition on level seven.
- Consider replacing the artificial turf with real planting on level seven.

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Sustainability

- Consider design development to allow for passive shading.
- Consider re-allocating some of the architectural features of the tower to assist with reducing cooling loads; this includes using horizontal balconies to shade the south and vertical 'fin' or 'frame' elements to shade the west etc.
- Consider inclusion of active cooling for all residential units including the six-storey building.
- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events of hot and cold.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider stormwater management strategies including rain planters, harvesting, and re-use to offset reliance on municipal water for irrigation and other building uses and enhance awareness of natural processes.

Amenity Space and Programming

- Consider further separating the amenity space on level five to include more small meeting spaces for groups.
- Consider reconfiguring the level five rooftop amenity space to provide more use based on sun and shade spots.
- Reconsider the interior-exterior relationship of the gym and outdoor amenity space.
- Consider adding more covered outdoor space.

Accessibility

- Consider future adaptability requirements in the design.
- Consider adapting at least one unit of each type.
- Consider providing a secondary entrance closer to the corner of 101A Avenue and 137 Street with direct access to the elevator.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 27, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:35 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

N. Couttie, Chairperson