

Present:Panel Members:

N. Couttie, Chair
J. Packer, Acting Chair
M. Krivolutskaya
M. Mitchell
R. Salcido

Guests:

Aman Jhaj, Platinum Enterprises Ltd
Rajinder Warraich, Flat Architecture
Caelan Griffiths, PMG Landscape Architects Ltd

Staff Present:

N. Chow, Urban Design Planner
V. Goldgrub, Urban Design Planner
A. Yahav, Legislative Services Assistant

A. RECEIPT OF MINUTES

It was

meeting of June 13, 2024 be received.

Moved by M. Krivolutskaya

Seconded by R. Salcido

That the minutes of the Advisory Design Panel

Carried

B. NEW SUBMISSIONS**1. 4:06 p.m.**

File No.: 7918-0134-00

New or Resubmit: New

Last Submission Date: N/A

Description: OCP Text Amendment to permit a higher density in the Town Centre designation, Rezoning from RA to CD (based on RM-135 and C-5), consolidation of 5 lots into 1 lot and Detailed DP for three mixed-use buildings (one 5-storey, one 6-storey and one 30-storey).

Address: 8352/66/80/90 – 160 Street and 16042 – 84 Avenue (Fleetwood)

Developer: Aman Jhaj, Platinum Enterprises Ltd

Architect: Rajinder Warraich, Flat Architecture

Landscape Architect: Caelan Griffiths, PMG Landscape Architects Ltd

Planner: Misty Jorgensen

Urban Design Planner: Nathan Chow

J. Packer joined the meeting at 4:08pm

The Urban Design Planner provided an overview of the neighbourhood and transit-oriented plans and policies applicable to the project.

The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Packer
Seconded by R. Salcido
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 recommendations to the applicant team:

Key Points

- Consider improving the public realm to compensate for setbacks.
- Consider improving the landscape on the east lane.
- Reconsider the location of the childcare play area.
- Reconsider the access to the childcare facility.
- Consider including some covered outdoor amenity spaces.
- Consider the addition of rooftop amenity spaces.
- Reconsider creating windowless bedrooms.
- Consider energy consulting in early stages of the project.

Site

- Recommend not supporting the reduction of the public realm. It is suggested that the proposed density and commercial area are unsuccessful.
- Reconsider the setback to the residential lane units to resolve privacy concerns.
- Ensure that there is adequate outdoor open space in Phase One and Phase Two of construction and ensure that these plans are reflected in architectural drawings.
- Consider relocating the child play area to the Building 2 amenity area.
- Consider revising the location of the outdoor play area for the childcare outdoor play area to avoid falling objects from balconies.
- Consider simplifying the pick-up and drop-off area of the childcare to accommodate quick and easy access by pedestrians, cyclists, and drivers.
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.

Form and Character

- Consider modifying the colour of the top five storeys of the tower.
- Consider reviewing constructability and adequacy of brick material cladding on the podium portion of the tower.
- Ensure that the strips elements of brick material are not too narrow for the type and height of the cladding.
- Review the returns and envelope details at all window intersections.
- Consider alternative unit layouts to ameliorate awkward furnishing options.

- Recommend unifying the labeling of all windowless bedrooms in the various units; that is, as either dens or bedrooms.
- Consider eliminating windowless bedrooms in the three-bedroom units; otherwise, ensure that all windowless bedrooms are supplemented with air conditioning.
- Consider strategies to mitigate excessive, trapped heat in internal corner residential units.

Landscape

- Consider making improvement to 160 Street to compensate for the reduction in sidewalk width.
- Consider increasing green planting on street frontages at the commercial residential units.
- Consider softening the street entry to the interior courtyard with additional planting or furniture.
- Recommend confirming the stormwater feature, coordinated with environmental design plans.
- Ensure all trees have adequate soil volume and depth.
- Ensure effective diversity in tree and shrub species for 4 season interest and optimum wildlife habitat.
- Recommend ensuring proposed plant material for drought tolerant plant material for future environmental resiliency.
- Consider adding additional vegetative screening for patios on the lane.
- Consider providing decorative patterning on high visibility rooftops of lower buildings where amenity programming is not feasible.
- Consider reviewing maintenance requirements for the rooftop amenity planting sod and veggie gardens.

Crime Prevention Through Environmental Design (CPTED)

- No specific items were identified.

Sustainability

- Consider energy modelling as early as possible to inform design process.
- Consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider more developed engagement with mechanical designers before you go too far with layouts, to better account for the location of HRVs and heat pumps. This provides more opportunity to optimize duct runs and more flexibility with equipment.
- 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 adding electric bicycle parking spaces for both tenants and visitors in common areas.

- Consider incorporating a bike maintenance area that can also serve as a casual space for interaction.
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.
- Consider measures to reduce embodied carbon by supplementing cement in concrete mixes.

Accessibility

- Consider creating some adaptable units.

Amenity Space and Programming

- Consider increasing relationship of interior amenity area programming with exterior private amenity area programming
- Consider programming courtyard area overlooking underground parking ramp.
- Consider increasing rooftop amenity areas with unique programming opportunities.
- Consider providing weather protection for the childcare canopy.
- Consider weather protection in amenity areas, separate from roof overhangs.

N. Couttie left the meeting at 6:07 p.m. J. Packer assumed the role of the Chair.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 11, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:09 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

N. Couttie, Chairperson

J. Packer, Acting Chairperson