

Advisory Design Panel Meeting Agenda

September 11, 2025, 6:00pm
Committee Room, District Hall 355 West Queens Road

Topic	Person	Start Time	Allotted Time
1. Panel Welcome & Dinner			
Welcome & Dinner	Panel	5:45	15 minutes
2. Administration			
a) Open Meeting, Attendance	Chair	6:00	2 minutes
b) Adoption of Minutes: Meeting of July 10, 2025	Chair	6:02	3 minutes
c) Staff Announcements	Staff Liaison	6:05	5 minutes

Topic	Person	Start Time	Allotted Time
3. Project Review			
a) Address: 1578-1590 Hunter St Details: OCP Amendment & Rezoning Detailed Planning Application for a 485-unit Purpose-Built Student Accommodation (PBSA) within a 24-storey building.			
<i>Presentation Set Up</i>	Presentation Team	6:10	5 minutes
<i>Introduction by Staff and Clarification Questions for Staff</i>	Tash Cheong, DNV Planner	6:15	10 minutes
<i>Applicant Team Presentation</i>	Forum Asset Management, Applicant, <i>Forum Asset Management,</i> Jason Santeford, Architect, <i>Gensler</i> Daryl Tyacke, Landscape Architect, <i>ETA Landscape Architect</i>	6:25	20 minutes
<i>Clarification Questions for Applicant Team</i>	Panel	6:45	5 minutes
<i>Urban Designer Comments</i>	Alfonso Tejada	6:50	10 minutes

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<i>Panel Individual Comments, Discussion, Motion, and Vote</i>	Panel	7:00	30 minutes
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Topic	Person	Start Time	Allotted Time
3b. Project Review			
a) Address: Lynn Valley Mall (1246-1268 Lynn Valley Road) and Draycott Gardens (3050-3174 Baird Road) Details: OCP Amendment, Rezoning and DP for a mixed-use development including 2525 m2 of commercial and 408 residential units in four 6-storey buildings.			
<i>Presentation Set Up</i>	Presentation Team	7:35	5 minutes
<i>Introduction by Staff and Clarification Questions for Staff</i>	Mackenzie Stonehocker, DNV Planner	7:40	10 minutes
<i>Applicant Team Presentation</i>	Devon Smart, Applicant, Polygon Development 395 Ltd. Peter Fodor, Architect, NSDA Architects Ken Larsson, Landscape Architect, Connect Landscape Architecture	7:50	20 minutes
<i>Clarification Questions for Applicant Team</i>	Panel	8:10	5 minutes
<i>Urban Designer Comments</i>	Alfonso Tejada	8:15	10 minutes
<i>Panel Individual Comments, Discussion, Motion, and Vote</i>	Panel	8:25	30 minutes

Topic	Person	Time	Allotted Time
4. Close of Meeting			
<i>Close of Meeting</i>	Staff Liaison	9:00	5 minutes

Attendance	
Panel Members <ul style="list-style-type: none">• Stuart Rothnie, Architect• Emily Blair, Landscape Architect• Farnaz Sharifi, Architect• John Gilmour, Development Industry Representative• Sgt Kevin Bracewell, RCMP Crime Prevention• Joshua Bernsen, Landscape Architect• Koosha Kheradmandnia, Professional Engineer• Robert Greene, Visual Art Specialist• Tieg Martin, Building Industry Representative	Staff <ul style="list-style-type: none">• Tash Cheong, Staff Liaison• Alfonso Tejada, Urban Designer• Mackenzie Stonehocker, Planner• Afrooz Fallah, Planning Assistant• Mina Sami, Planning Assistant• Dorin Vaez Mahdavi, Planning Assistant