

**Present:**

Chair – L. Mickelson

**Panel Members:**

T. Bunting  
T. Coady  
C. Taylor  
B. Wakelin  
T. Wolf  
E. Mashing  
K. Newbert  
M. Searle

**Guests:**

Richard Bernstein, Chris Dikeakos Architects  
Rob Barnes, Perry and Associates  
George Steves, Sterling Cooper  
Colin Lacey, Weststone Properties  
Wilson Chang, Wilson Chang Architect Inc.  
Daryl Tyacke, Eckford Tyacke + Associates

**Staff Present:**

T. Ainscough, City Architect  
M. Rondeau, Acting City Architect -  
Planning & Development  
H. Dmytriw, Legislative Services

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**A. RECEIPT OF MINUTES**

It was

meeting of April 10, 2014, be received.

Moved by B. Wakelin

Seconded by T. Bunting

That the minutes of the Advisory Design Panel

Carried

**B. RESUBMISSIONS**

1.

**4:00 PM**

File No.:  
Resubmit:  
Last Submission Date:  
Description:

**7912-0325-00**

Resubmit

January 30, 2014

**Rezoning, DP and Subdivision for a 36-storey high  
rise residential tower, with at-grade townhouse  
units and 3-storey office building.**

Address:

**103 Ave and 133 Street**

Developer:

Weststone Properties

Colin Lacey

Architect:

Chris Dikeakos Architects

Richard Bernstein

Landscape Architect:

Perry and Associates

Planner:

Pat Lau

Urban Design Planner:

Mary Beth Rondeau

*{Note: Statement of Review from January 30, 2014 was included in the agenda package.}*

**The Urban Design Planner** noted that planning has no additional comments. The applicant will identify and comment on the revisions.

**The Project Architect** noted that in response to the previous comments they have worked to create a better project. The following was highlighted:

- Site –
  - The commercial building was shifted forward to 103 Avenue, within 5 meters of the property line.
  - There are now more opportunities for open space and sun exposure to the plaza. Shadow study down at 2:00 pm shows the plaza now has better sunlight.
  - Major changes include: ramp access on west elevation; fire truck access to the easement; parking access along fire truck access to below grade parking; and better frontage on west side.
  - The Master Plan has a plaza in the central core that is evolving with the site D design. The plaza is the major public space to site 5.
  - The buildings are 4-storey with retail and townhouses along the 103 Avenue.
- Building Form and Character –
  - The tower has a big floor plate. In comparison the ultra-tower is 7,572 sq.ft, the wave tower to the north is 7,267 sq.ft, this tower is 5% larger than the ultra-tower and is within the parameters of the planning department.
  - The tower form can be a contextual tower and deferential on the corner of the tower that is curving along 103 Avenue.
  - It is less square at the north east corner, and segmented with more elements on the south elevation with contrast, insulated spandrels, and verticality of the tower.
  - The food store (café, food, and bakery) under the tower will animate the plaza. Overshadowing of the tower on the open space is effectively eliminated.
  - The two buildings are now linked with an indoor breezeway, a full two stories high (28-30'), sky lit from the top and with good sun at noon.
  - The north side is banded with spandrel glass and fritted glass with weather protection along base. Ratio of vision glass to solid insulated concrete is reduced overall: 53% down to 47% and can get to 50% for the overall tower and 42% for office building. Will meet ASHRAE 2010.
  - South elevation has a large frame element for summer solar shading; the office building will be in cooling mode in the summer shadow.
  - Grade change at commercial building is improved with universal access.
  - West wide parking ramp was moved, building exits relocated, streetscape changed, and pedestrian courtyards added.
  - Little is different on the east and west elevations.

**The Landscape Architect** reviewed the landscape plans and highlighted the following:

- The hardscape was reduced and added planters and trees and foundation plants.
- A corner courtyard was added and more green foliage and play areas.
- A cistern was added for storm water collection and rain gardens.

- The north plaza was removed, graded out the streetscape, and consolidated the driveway and lane. No stairs or ramps. A sunny southern courtyard was added.
- Atrium entry plaza at improved the street relationship to the lobby.
  
- Accessibility –
  - Upper plaza universally accessible.
  - 5% of suites universally accessible.
  - Amenity areas and office spaces wheelchair accessibility.
  - Walkway surfaces will be barrier free.
  - Elevator call button panels placed horizontally.
  - 21 disabled parking and visitor parking to be situated closer to entries.
  
- Sustainability –
  - Glazing reduced. Windows triple glaze with frame level for an overall U-value of .33 (most are .38). Thermally broken on cantilevered glass. Spandrel by-pass conditions are fully insulated. Daylight transmission is 74%.
  - Building to meet LEED Silver equivalency; not designed to meet LEED Certification.
  - Using fans and low energy.
  - Added solar hot water panels on roof (7 energy points).
  - Recovery of waste heat from electrical room and elevators.
  - Storage of domestic hot water energy.
  - Storm water use to be looked at.

A model of the project was provided on table.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**Rezoning, DP and Subdivision for a 36-storey high rise residential tower, with at-grade townhouse units and 3-storey office building**

**103 Ave and 133 Street**

**File No. 7912-0325-00**

It was

Moved by B. Wakelin

Seconded by T. Bunting

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

Generally, all panelists felt the project was well presented and much improved, and appreciate the work done. The revised submission addresses the ADP comments.

The site Master Plan is not in support of moving the open space. However, shuffling the open space to the south does not impact the site; it is an arbitrary site location.

**Site**

- Siting is much improved with moving the commercial building north on the street and works more purposefully to 103A Street is better integrated with the form of the tower.
- The grades work better and a more resolved parking access by moving it to the south façade.
- Keep the pedestrian spine where the people are as it could link to the outdoor open space.
- Commercial, amenity space, lobby link much better to help tie the commercial and retail building to the tower; covered it would work better.
- Consider the relationship of the townhouses to the new parking entry and the public south plaza.
- The podium is better in general. The tower meets the ground more successfully but could be improved, particularly on the south west.
- There is some opportunity to tie the tower to the ground at the notch where the ramp comes in at a break in the town houses.
- The corner with the deep decks is unfortunate. There is an opportunity for the sun on the south east.
- Signage to fire lane re: vehicle access recommended to advise pedestrians.

**Building Form and Character**

- Tower -
  - A better connected entry development.
  - West side of tower at podium more successfully integrated but still needs more work, particularly at the south west corner.
  - No concern about size of floor plate.
  - Massing expression still arbitrary.
  - Reconcile character of facades at top of tower.
  - North curtain wall could benefit from skillful detailing.
- Commercial building –
  - There is no amenity space provided for residents. Consider a green roof or landscaped accessible roof for the residents.
  - Develop commercial expression of north façade of building and roof scape.
  - North side of office/commercial and resident buildings, including the link, needs some careful detail. It may be more commercial space than a shared atrium between commercial and residential.
  - Retail/commercial building will be shaded most of the time. Consider some retail extending to the south side; a perched deck perhaps?
  - South east corner of commercial building most successful architectural language. Can it wrap to the north?
  - South west corner needs some rework—perhaps with a masonry access?
  - Project sign at north – scale is too large.
- Residential –
  - Consider townhouse frontage on 133 Street. Moving the underground parking access to the lane works well for passersby and residents alike.
  - Perimeter circulation captures pedestrian desire lines and pocket parks contribute to the public realm.
  - Ensure pedestrians are able to cross the access road to public plaza safely.

**Landscaping**

- Landscape much improved, more green. If possible, increase landscape on south edge to address cooling and air quality.
- Develop south west corner above switch station.
- Landscape issues have been addressed. Edges work well. East side internal sidewalk, public sidewalk break up the expanse.
- Double tree treatment on north is good. Perimeter circulation addressed well.
- Ensure adequate soil volumes for large lush tree canopy.
- On south side a nice sunny space; relationship between two developments works well.
- Atrium space will be shady. Accent with interesting lighting coming from the outside in.
- Continue to explore opportunities to collect/store storm water.

**CPTED**

- RCMP have been working extensively in the north part of Surrey and looking at the site from past challenges. The overall aesthetics are well handled.
- The south east corner of the building has two large planters and exhaust coming up. This is challenging from a patrol perspective and has the potential for graffiti.
- The structure has a back side with hedging and overhangs, providing potential opportunities for illicit activities/behaviours and show overall wear and tear on the site over time.
- Further west is well defined, and well protected, and close to pedestrian/transit loops. Sightlines in plaza provide a more defensible space.
- A new patrol of Community Safety Commissionaires commences today, April 24, 2014. There will more foot patrols in future.

**Accessibility**

- Landscape access improved.
- Accessibility concerns have been addressed.

**Sustainability**

- Changes to the percentage of glazing and the addition of large insulated frames and spandrel is a good improvement.
- Consider green roof or community garden on roof of commercial building.
- Better glazing specs a modest improvement. ASHRAE requirements met at a minimum.
- Glad to see they will be exploring the storm water capture option; use the water for ground irrigation.
- Heat recovery from elevator and mechanical is good. Solar hot water panels on roof an excellent idea.
- Appreciate the LEED score card.

2. **5:40 PM**

File No.: 7912-0315-00  
 Resubmit: Resubmit  
 Last Submission Date: February 14, 2013  
 Description: **Rezoning from RF to CD and a Development Permit to allow the development of an 18-storey apartment building with a 2-storey townhouse podium fronting 133 Street and a 4-storey podium fronting future 103 Avenue.**  
 (Note: the previous submission was a 6-storey building.)  
 Address: 10315/27/35 – 133 Street  
 Developer: Golden Century Development Inc.  
 Jin Yang Wang  
 Architect: Wilson Chang, Wilson Chang Architect Inc.  
 Landscape Architect: ETA Landscape Architecture  
 Daryl Tyacke  
 Planner: Jennifer McLean  
 Urban Design Planner: Mary Beth Rondeau

{Note: Statement of Review from February 14, 2013 was included in the agenda package.}

**The Urban Design Planner** noted that the development is changed from the previous submission from a 6-storey wood high structure to an 18 floor concrete structure. The site is located at the edge of City Center on one side, and a single family 4-storey building and a 36-storey tower on the other side. The tapering down of the building heights goes beyond policy for the area.

The applicant is to identify previous comments and comment on the revisions.

**The Project Architect** noted that at the last presentation in February 14, 2013, two key issues with the design were identified:

- i. Wood construction - Capped at 6 storeys, the wood frame proposal was a heavy mass and wood construction provides limitations in dealing with bracket detail;
  - ii. Width of podium and privacy – A number of schemes were looked at the architect worked with the client to gain support for a 18 storey tower and dedicated land for a new road and a future park across the road, with a south public walkway connecting Cedar Place to Westwood Village.
- The concept is simple, has massing, is more private, and is angled for a downtown view and to catch the sun.
  - The other side responds to the taller tower across the street; has two level townhouses at the podium level and two level apartments at top.
  - Existing trees are being saved; provides a buffer between tower and the new 18 storey tower.
  - Entrance plaza and a secondary entrance on south to connecting walkway.
  - Vehicle access at the north-west corner is shared access with next door.
  - South amenity space; nearby bike storage.

- Façade pattern - use of 3M film on glass or frit being considered. Façade pattern is calculated to mainly overlap the spandrels.
- Balconies are deeper for sunshade.
  
- CPTED –
  - Access is controlled by security fob, protected by surveillance camera, security systems, and enhanced lighting.
  - Building ground floor is 0.6 m to 1.2 m above public walk, with a wide visibility field with terraces overlooking and glass entrances.
  
- Accessibility –
  - 11 units (7%) will be wheelchair accessible units.
  - All amenity and public areas will be wheelchair accessible.
  - Call button panels will be placed on the horizontal.
  - Power doors at all entries.
  
- Sustainability –
  - Integrating thermal breaks on balconies in modern buildings.
  - Commitment to saving trees on 133 Street.
  - Internal windows will have a by-pass window system with insulation.
  - Use of LED energy lights.

**The Landscape Architect** reviewed the landscape plans and highlighted the following:

- Four large trees (a big maple, conifer and cedars) on the east side of the building are to be retained. A full arborist report is still to come.
- Buffer between buildings and the south side public right-of-way, second level amenity space and stepped terraces all to be planted with native plant species.
- The three townhouses to the south are accessed by private walkway behind the existing trees.
- Public plaza at corner will have seating. Front entry to the building to have a progression of water features.
- Gated fob control entry. Strong entry element of building to have brick.
- Site furnishing being developed with the city as part of the larger greenway.
- A generous access to the amenity terrace is from the greenway or from within the building with a series of ramps (less than 5%), has no handrails.
- Kids play area at precipice overlooks greenway to south west. Play area has a sand box, equipment, sensory box with plantings and shrubs, generous lawn and fruit trees, and a water feature for ambient noise.
- The 16<sup>th</sup> floor will have two large private terraces, planted with pines and salal shrubs. The terraces will be windy; however the views toward Vancouver will be spectacular.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**Rezoning from RF to CD and a Development Permit** to allow the development of an 18-storey apartment building with a 2-storey townhouse podium fronting 133 Street and a 4-storey podium fronting future 103 Avenue  
**10315/27/35 – 133 Street**  
File No. 7912-0315-00

It was Moved by C. Taylor  
Seconded by T. Bunting  
That the Advisory Design Panel (ADP) recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried ...with Brian Wakelin, Tomas Wolf opposed.

**STATEMENT OF REVIEW COMMENTS**

The majority of the panelists are in support of the switch from 6 floors to 18 floor tower.

In general, the project, for something so simple looking, is actually very complex (and expensive to construct). It would benefit from editing (there are way too many materials, for example).

**Site**

- Tower location may be on wrong side of the site for daylight and views.
- One entry only would be better.
- Consider moving the tower away from adjacent tall building to the east.
- Support taller building in exchange for more green space.
- Opportunities and strategies far too busy.
- Well resolved site response and finding opportunities for your project.
- Support the distribution of density on site.

**Building Form and Character**

- West and south respond well to orientation.
- Identify percentage of glazing on each façade.
- Facades need more development.
- North façade needs work – lots of dark cold balconies off small units.
- Thermal break of balconies good.
- 16<sup>th</sup> floor terraces not usable.
- Height okay for location.
- East façade low livability.
- Good sharing of parking access/driveway. Good use of ramp cover.
- Good orientation of amenity to south open space.
- Service space in good location (buried in centre of plan).
- Good connection with podium roof through lobby.
- Planning in convoluted, should be simplified.



- Consider eliminating the secondary entrance on the south side. Consider emphasizing the main entry.
- Consider introducing town house units facing ROW and moving all or part of the amenity to the second level.
- Secondary access via stair to the 2<sup>nd</sup> open amenity level is not necessary—another entry point has to be handled carefully; a security issue.
- North façade of the podium/4 stories need more detail and design development.
- Consider strengthening the top of the east façade.
- South, west, and north facades are well designed.
- Overall concept is acceptable and works well, considering the proposed location of the tower.
- South corridor to the second floor along the town house units can be open to allow town house residents to the open space.
- South facing patios for townhouses at 2<sup>nd</sup> floor at overlong amenity space should be explored. This is a missed opportunity.
- This is an interesting contextual building.
- Where is elevator and mechanical room?
- Good rationale for building forms.
- Recommend ceramic frit for glass pattern.
- Good delineation of forms through clear and legible material choices.
- Perhaps consider dark contrasting framing to windows on angled form to delineate from balconies.
- North facing balconies and recess good for formal expression, but not for liveability. Perhaps better as “Juliet” balcony so studio units could be increased.
- Like the termination of roof (perhaps better integrate elevator overrun).
- Why is roof of amenity ramped up? It appears flat in section.
- Some of the unit plans are and could be better, i.e. aligning kitchen with dining room, and room width. Some units are very dark, others without closets.

### Landscaping

- Support the common roof top garden without private areas at townhouse entries.
- Appreciate generous planting/native species.
- Appreciate retention of mature/existing trees. Consider limbing up cedar trees.
- South public walkway setbacks for planting should be considered for CPTED compliance.
- South edge (on the public walkway) should be more intentional (i.e. yoga decks in planting).
- Good outdoor play areas.
- Water feature on amenity space may warrant a rail depending on depth. Consider it adjacency to the children’s sand play area.
- Amenity space will be sunny. Plant trees strategically to provide shade for kids playing, consider light coloured play surface.
- Develop streetscape further.
- Where is the open space between the greenway and amenity room?
- Nice access to roof top via greenway.

### CPTED

- Good “eyes on street” execution and active spaces overlooking pedestrian spine.

**Accessibility**

- Support reduced car parking numbers to accommodate accessible parking increase.
- Emergency call buttons in parking lobbies and visitor parking need to be accessible (panels on horizontal).

**Sustainability**

- Need to identify specs strategies more clearly.
- Indoor environment quality is poor on most units with low daylight. Need some re-planning.
- Good to retain existing trees.
- Define type of glazing quality and performance.
- Support LEED Gold equivalency.
- Good thermally broken balconies.
- Sustainability write up is comprehensive and detailed.

**C. RESUBMISSIONS**


**D. OTHER COMPETENT BUSINESS**

**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May 8, 2014.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:00 pm.

  
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Jane Sullivan, City Clerk

  
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Leroy Mickelson, Chairman  
Advisory Design Panel