

**Present:**

Chair – S. Forrest  
L. Mickelson  
M. Lesack  
D. Nelson  
D. Ramslie  
A. Scott  
R. Solivar  
D. Tyacke

**Guests:**

C. Taylor, Taylor Krutz Architecture + Design  
J. Miller, RDH Architects Inc.  
R. Bernstein, Chris Dikeakos Architects Inc.  
M. van der Zalm, van der Zalm & Associates  
R. Jenkins, WestStone Properties Ltd.  
V. Jeon, WestStone Properties Ltd.  
D. Jerke, van der Zalm & Associates

**Staff Present:**

T. Ainscough, City Architect, Planning & Development  
M. Rondeau, Acting City Architect, Planning & Development  
N. Chow, Urban Designer, Planning & Development  
L. Luaifoa, Legislative Services

**A. RECEIPT OF MINUTES**

It was

Moved by L. Mickelson

Seconded by R. Solivar

That the minutes of the Advisory Design

Panel meeting of June 15, 2017 be received.

Carried

**B. NEW SUBMISSIONS**

**1. 5:03 PM**

|                              |   |
|------------------------------|---|
| <b>File No.:</b>             | <b>7917-0169-00</b>   |
| <b>New or Resubmit:</b>      | New   |
| <b>Last Submission Date:</b> | N/A   |
| <b>Description:</b>          | Rezoning to CD and Development Permit for the construction of an 8,915 square metre community ice and sports complex. |
| <b>Address:</b>              | <b>17763, 17835 – 62 Avenue, 17770, 17816, 17848 – 64 Avenue, Cloverdale</b>  |
| <b>Developer:</b>            | City of Surrey, Facilities  |
| <b>Architect:</b>            | Craig Taylor, Taylor Kurtz Architecture + Design/RDH Architects Inc.  |
| <b>Landscape Architect:</b>  | David Jerke, van der Zalm + Associates Inc.   |
| <b>Planner:</b>              | Donald Nip  |
| <b>Urban Design Planner:</b> | Mary Beth Rondeau   |

Staff noted there are no specific issues and would respond to any questions.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the main reason for selection of the site to give maximum visual and daylight exposure of the building to 64 Avenue

and provide glazing for the north façade. A melt-pit will be provided so that rink snow will not be stored on 64<sup>th</sup> Ave.

The **Landscape Architect** presented an overview of the Landscape plans noting a multi-use path, buffering on the east side of the site and a connection for pedestrians to the front side of the arena and out to the multi-use path.

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

##### **Rezoning to CD and Development Permit for the construction of an 8,915 square metre community ice and sports complex.**

File No. 7917-0169-00

It was

Moved by L. Mickelson

Seconded by R. Solivar

That the Advisory Design Panel (ADP)

supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

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

The panel was supportive of the overall concept and the introduction of natural daylight in particular.

##### **Site**

- The siting and masterplan were considered well resolved.

##### **Building Form and Character**

- While the overall proposal shows a strong level of sophistication, it could benefit from the addition of some whimsy (i.e. Canadiana hockey theme) to feel less like a museum. Informal outdoor hockey areas could also help with this.
- Suggest adding colour at the front entrance area for wayfinding.

##### **Landscaping**

- Recommend overhead structure for shading of the outdoor learning space and work out spaces.
- Consider using future development land for outdoor ball hockey area and informal sports use of the green spaces.
- The parking area would benefit from additional greening.

### Sustainability

- Recommend LEED Gold certification.
- Commend EV charging stations.
- Recommend improvement of the bicycle facilities and storage for staff and/or spectators.
- Stormwater features such as permeable paving in the parking.
- Suggest reducing parking to accommodate more planning especially close to the Bill Reid theatre.

### Accessibility

- Recommend power doors at entrances.
- Assess the disabled access to the seating area on a regular basis.
- Recommend a Family Washroom.

### CPTED

- No comments provided specific to CPTED.

## 2. 6:15 PM

|                              |   |
|------------------------------|---|
| <b>File No.:</b>             | <b>7917-0159-00</b>   |
| <b>New or Resubmit:</b>      | <b>New</b>  |
| <b>Last Submission Date:</b> | <b>N/A</b>  |
| <b>Description:</b>          | Rezoning to CD and a Development Permit for the construction of a 55-storey, mixed-use building consisting of ground-level commercial, approx. 5 floors for a college and associated offices, a dorm (approx. 33 floors), and a hotel (12 floors), associated amenity space (approx. 4 floors), and 7 levels of underground parking. Requesting 12.23 FAR on gross site area. |
| <b>Address:</b>              | 10240 City Parkway, City Centre   |
| <b>Developer:</b>            | Victor Jeon/Ryan Jenkins, Weststone Properties Ltd.   |
| <b>Architect:</b>            | Richard Bernstein, Chris Dikeakos Architects Inc.   |
| <b>Landscape Architect:</b>  | Mark van der Zalm, van der Zalm + Associates Inc.   |
| <b>Planner:</b>              | Christopher Atkins  |
| <b>Urban Design Planner:</b> | Mary Beth Rondeau   |



The **Urban Design Planner** noted that the City is generally in support of the use, form and density of this project and have no specific issues. Height is good at the transit node as it falls in a geographic trough where City Centre is sitting inside that trough and the lower part of the building cannot be seen from public views mostly from the north. The skyline would be formed generally to have nodes at the transit stations tapering out to the edges. Parking was significantly reduced as the project is located near transit and will service students and hotel guests.

The **Project Architect** presented an overview of the site plan, building plan and elevations and noted it is a smaller site for the amount of density. The project does not include balconies. Special feature lighting is intended on the tower top and possibly other areas. Operable windows are proposed for the dorm and hotel.

The **Landscape Architect** presented the landscape plans and noted that the tower has incredible views which plays into the strategy of having spaces for gathering.

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

**Rezoning to CD and a Development Permit for the construction of a 55-storey, mixed-use building consisting of ground-level commercial, approx. 5 floors for a college and associated offices, a dorm (approx. 33 floors), and a hotel (12 floors), associated amenity space (approx. 4 floors), and 7 levels of underground parking.**

File No. 7917-0159-00

It was

Moved by D. Nelson

Seconded by R. Solivar

That the Advisory Design Panel (ADP)

supports the project as presented and recommends that the applicant address the following issues to the satisfaction of the Planning & Development.

Carried

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

The Panel supported the project in general with the slab tower massing, floor plates, use separation and overall massing. There were a number of studies that would need to be completed such as parking study, detailed structural and elevator reviews, wind study for refinement of the proposal.

#### **Site**

- The constrained site was acknowledged and considered well laid out.
- Some concerns with functionality of the site such as the loading/service areas.

### Building Form and Character

- The 4 different elevations which respond to solar orientation should have another level of design refinement to earn the density and scale of the proposal.
  - The concrete on the facades suggested with precast and thermally broken is commended.
  - Recommend reducing the amount of glazing on the north facade to lower the amount of heating used ten months out of the year.
  - Switch the glazing on the stairwell over to the dorm east wall to give inboard bedrooms a window for these units as a higher priority.
  - Consider providing vertical or no shading at east stair or horizontal shade den and work on the east.
- The recess on south side doesn't align with the laneway opening and creates a difficult juncture.
- Switching the hotel and student housing could be considered.
- The zero lot line walls of the podiums on the east and south elevations, could have further treatments as they are likely to be exposed for a long period.
- Recommend separating lobbies at ground entrance for the hotel and dorm.
- Review the garbage room/pick up area.

### Landscaping

- The amount of outdoor amenity needs to be provided for the amount of people/density for the building.
- Recommend larger street trees for shading of pedestrians and protection from high albedo glare and given the minimal green space at the street level.
- Acknowledge the amount of street circulation for this site and the planter layout.
- The movable tree planters on the upper amenity are unrealistic due to size/weight. Recommend more planters away from the terrace edges or make them smaller.
- Reduce patterning and number of materials on Level 7.
- Recommend adding a shadow structure on the 7<sup>th</sup> floor.
- Would be helpful to plant material called out on drawings.

### Sustainability

- Good use of density on a site well served by transit.
- Commend use of solar shading.
- Consider reducing glazing on the north façade.
- Recommend adding a car-share spaces as part of parking study.
- Commend the inclusion of the bike lounge and storage.
- Encourage the use of Heat Recovery Ventilation.
- Support the integration of green roofs and exterior.
- Support Electric Vehicle charging provisions.

**Accessibility**

- Recommend most accessible parking spaces be on P1 and P2
- Recommend power door entrances.
- Recommend emergency call buttons in the parking lobbies.
- Recommend 5% of the units be wheelchair accessible.
- Recommend consideration for emergency areas for refuge.

**CPTED**


- No comments provided specific to CPTED.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for **Thursday, August 24 , 2017.**

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:30 p.m.

  
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Jane Sullivan, City Clerk

  
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Steve Forrest, Chairman  
Advisory Design Panel