

Present:

Chair - J. Leger

Panel Members:

D. Nelson

L. Mickelson

M. Younger

Guests:

Barry Welh, Wensley Architecture

Kirk Fisher, Lark Group

Malek Tawashy, Lark Group

Mark Thompson, MCM

Mark Van der Zalm, Van der Zalm & Associates

Phoenix Chan, Van der Zalm & Associates

Travis Martin, Van der Zalm & Associates

Vince Fernandez, MCM

Staff Present:

A. McLean, City Architect

C. Eagles, Administrative Assistant

M. Rondeau, Senior Planner

N. Chow, Planner

A. RECEIPT OF MINUTES

It was Moved by L. Mickelson
Seconded by J. Leger
That the minutes of the Advisory Design Panel
meeting of February 22, 2018 be received.
Carried

B. NEW SUBMISSIONS

1. 5:00 p.m.
File No.: 7918-0095-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning and Development Permit in City Centre to allow for the development of Phase C of a mixed-use project. The proposal includes 929 square metres (10,000 sq. ft.) of ground floor retail and 363 residential units in a 34-storey tower with a total of 363 units and three levels of underground parking.
Address: 13639 George Junction
Developer: Brad Howard, PCI
Architect: Vince Fernandez, MCM
Landscape Architect: Travis Martin, van der Zalm + Assoc.
Planner: Jennifer McLean
Urban Design Planner: Mary Beth Rondeau

The Urban Design Planner advised there are no specific issues with the shadowing and the signage will be completed as a separate development permit. The Master Plan was approved with four Phases (A-D) and has no amendments or changes.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The parking will be interconnected at the first level and the commercial level.

The Landscape Architect presented an overview of the general concept for the Landscape plans. Traditional engineering techniques such as tanks for water retention will be avoided.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by L. Mickelson
Seconded by J. Leger
That the Advisory Design Panel (ADP)
support the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

The Panel enjoyed the concept in general.

Site

- The site is well planned out.
- Recommend the statistics to include an excerpt of all phases.
- Consider a lay-bay by the curb end for a loading area as there is no designed loading space on the roadway.
- Concerns that the loading bay and entry are too tight and would require a flare to turn truck around.

Form and Character

- Consider three bedroom units for families.
- Concerns with the treatment of the “ribbon” expression as it may not be effective and in harmony with Phase B towers.
- Consider enhancing the relationship and design of the podium to continue the expression of Phase A.
- Recommend the bike entrance door have a more generous clearance.
- Recommend the stair access door #1 swing towards the down flight in lieu of the up direction.
- Consider overhead protection for the exposed balcony doors.
- Consider acoustical engineering for the integration of the roof top mechanical equipment.

Landscape

- Consider moving the play area to the sunnier front of level 3 terrace, and a shade structure over the communal or play areas.
- Consider that the tree at grade be moved closer and have the canopy cut back to allow for a larger specimen. Consider aligning the tree with the other two neighbouring trees.

Sustainability

- Recommend targeting Step 2 of the Energy Step Code.
- Recommend direct duct ventilation to each suite via HRV system.

CPTED

- No specific issues identified.

Accessibility

- Recommend adding six to eight parking stalls for disabled.
- Recommend an emergency call button in the parking lobby or elevator lobby in all parking levels.
- Recommend there be an elevator and entrance call button panel placed horizontally.
- Consider 5% of units to be accessible by disabled.
- Consider the unit balconies to have disabled access.
- Recommend the rooftop amenity be accessible from the elevator onwards.

2. 5:45 p.m.
 File No.: 7917-0517-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: OCP Amendment, City Centre Plan Amendment, Rezoning and Development Permit to allow development of 2 high-rise residential buildings in 2 phases. Phase 1 is a 20-storey tower consisting of the Whalley Legion, a cadet training hall, mental health and medical services for veterans and first responders, transitional housing, 48 affordable housing units with amenity space, and 148 market residential units with amenity space. Phase 2 is a 26-storey tower consisting of 325 market residential units with amenity space.
- Address: 10630 City Parkway, 10637 to 10647 – 135A Street, 13525 – 106 Avenue
- Developer: Malek Tawashy, Lark Enterprises
 Architect: Neil Banich, Wensley Architecture Ltd.
 Landscape Architect: Travis Martin, van der Zalm + Assoc.
 Planner: Christopher Atkins
 Urban Design Planner: Mary Beth Rondeau

The Urban Design Planner advised that there is no concern with the specific density number, as long as the building is appropriately designed. The height for this area is low in comparison to projects at the transit nodes. The project will create an urban room and central park concept. Generally, staff support the proposal as it is, however the planner noted that the indoor amenity space is significantly deficient in the market phase.

The Project Architect presented an overview of the site and building plans, streetscapes, elevations and highlighted the following information:

- The project provides for the needs and services for veterans such as housing, medical services and counselling services.
- There will be a mixed use of transitional and affordable housing, with medical and rehabilitation services.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Nelsen
Seconded by J. Leger
That the Advisory Design Panel (ADP)
support the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

Site

- The site is well designed.

Form and Character

- Review each floor requirements for rehabilitation and clinic space to ensure sufficient service zone and ceiling height.
- Consider an alternate colour than red as it can seem aggressive for those suffering with PTSD. Off-white may be more suitable.
- The proportion of the Vimy monument is slender and looks shrunken in comparison as expressed on the building.
- Recommend three bedroom units for families.
- The market tower entry design seems out of context.

Landscape

- Recommend maintaining the stepped and sloped slab to attain the depth for trees.
- Consider a maintenance gate to connect each terrace with the common area to the north.
- Consider making garden plots accessible.
- Consider a shade structure over the communal seating and BBQ area.
- Consider not placing amelanchiers near hard paving areas.

Sustainability

- Consider vertical elements to emulate Vimy Ridge monument to provide solar shading.
- Consider careful planning of the commercial kitchen exhaust/ discharge condition to address odour concerns.
- Consider targeting minimum Step 2 of the Energy Step Code with direct ducted ventilation to all suites via HRV, to promote enhanced indoor air quality.
- Consider evaluating thermal performance of slab extensions in relation to overall envelope.

CPTED

- Consider enhanced lighting in the long dead-end parking and loading access as it is likely dark and shady and could pose potential safety risks.

Accessibility

- Recommend a minimum of eight disabled parking stalls.
- Recommend power doors at the entrances and public washrooms.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend that wheelchair restrooms are accessible for disabled.
- Consider that 5% of units be wheelchair adaptable for disabled.
- Consider additional space by benches for wheelchairs.
- Avoid sloped parking stalls for the patients parking area.


C. OTHER BUSINESS

D. NEXT MEETING

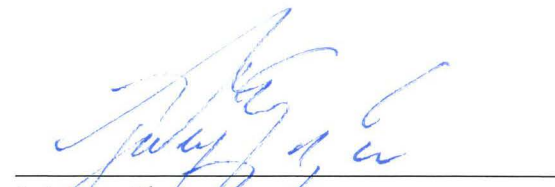
The next Advisory Design Panel is scheduled for Thursday, June 7, 2018 in 2E Community Room B, at Surrey City Hall.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:46 p.m.



Jane Sullivan, City Clerk



J. Leger, Chair