

Present:

Chair - R. Drew
Panel Members:
A. Callison
A. Llanos
G. Borowski
I. MacFadyen
M. Patterson

Guests:

Blaire Chisholm, Brook Pooni Associates
Cameron Woodruff, PMG Landscape Architects Ltd.
Catherine Truong, Rio Can
Mark Huberman, Bunt Engineer
Mauren Solmendson, Brook Pooni Associates
Neil Banhas, Wensley Architecture Ltd.
Robert Ciccozzi Architecture Inc.
Rod Maruyama, Maruyama & Associates

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by I. MacFadyen
Seconded by A. Callison
That the minutes of the Advisory Design
Panel meeting of August 22, 2019 be received.
Carried

B. NEW BUSINESS**1. 2020 Meeting Schedule**

The Panel supported the 2020 Meeting Schedule as presented.

C. NEW SUBMISSIONS**1. Time: 4:10 p.m.**

File No.: 7919-0185-00
Address: 12101 - 72 Avenue
New or Resubmit: New
Last Submission Date: N/A
Description: Development Permit to allow one (1) 6-storey rental apartment building, with ground-oriented two-level townhomes, and a total of 123 dwelling units.
Development Variance Permit to vary maximum building height.
Developer: Rio Can
Architect: Barry Weih, Wensley Architecture Ltd.
Landscape Architect: PMG Landscape Architects Ltd.
Planner: Gertrude Kwan
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff have no specific issues, except for the rear-like treatment of the West building elevation. Staff support the residential use and building height however the interface west of 122 Street is critical for the project to interface with. A housing agreement is required to ensure the rental units will be in place for some time.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The plain trees along the frontage of 122 will be retained. Each residential townhouse unit will include one tree and a hedge providing privacy to the street.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Maria Llanos
Seconded by A. Callison
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

The Panel encourages the densification for commercial use and rental suites near transit.

Key Points:

- The massing strategy is appropriate and welcomed.
- Consider further development of west façade.
- Improve connectivity between project and mall.
- Improve interior corner suite exposure issues.
- Review the extent of brick and placement rationale.
- Reconsider the amount of metal panel and industrial expression.
- Reconsider the materiality of trellis.
- Resolve privacy concerns between one bedroom and guest suite adjacent to elevators.
- Improve daylighting into indoor amenity space.
- Public realm and outdoor amenity.
- Improve connectivity between the two outdoor amenities.
- More active uses on L2 amenity spaces.
- General support for retaining trees within the landscape.
- Location of bike racks.
- Consider providing universal washroom and accessible shower at amenity.
- Step 3 of BC Energy Step Code.

- The Panel support the rental densification.

Site

- Consider addressing the street frontages to anticipate master planning strategies.
- It was noted the building layout is appropriate in terms of unit orientation.
- Consider privacy of inside-corner units.
- Consider relationship between elevators and front door of units on south wing.
- Recommend resolving privacy issues between north elevator and unit M.
- The end unit 3 is lacking privacy with placement of door having the doorway across from the elevator.
- Consider reviewing area in the lobby and garbage access.
- Consider moving bike racks at the front lobby as they seem hidden.
- Recommend altering the west side of pathway in order strollers or wheelchairs can pass through the amenity into the building.
- Consider more direct connectivity between outdoor amenity spaces.
- Consider the depth of indoor amenity spaces and natural indoor lighting.
- Recommend additional daylight in the fitness room.

Form and Character

- The massing strategy for the building placement is supported.
- Review building expression.
- Review the west façade to open it up and bring it to the same level of quality as the other frontages.
- Consider enhancing the connection from the west side of building to the mall.
- Consider façade resolution at West Façade at southwest corner.
- Consider adjusting south exit stair location to add windows at the end of the corridor.
- Recommend less metal expression.
- The use of brick is supported.
- Recommend attention to the relationship between brick volume and standing seam volumes so they don't conflict.
- Review clarity in material massing, such as the brick running to top of buildings.
- The solid wood canopy is out of place.
- Explore integrating signage onto the entry canopy.

Landscape

- The landscape design is supported.
- Support the retention of the existing trees.
- Consider retaining the north tree.
- Consider the opportunity for additional rooftop garden.
- Consider other uses than urban agriculture.
- Consider a children's play space.

- Consider the safety of children running onto streetscape within the courtyard and play area.
- Consider design development to improve materiality of loading and parkade access.

CPTED

- No specific issues were identified.

Sustainability

- Consider BC Energy Step Code.
- Consider the mechanical system.

Accessibility

- Recommend universal restroom in the amenity space.
- Review accessible clearance in the elevator.

2. Time: 5:10 p.m.

File No.: 7918-0316-00
 Address: 10653 – 10679 137A Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Proposed Rezoning from RF to CD (based on RM-70), consolidation of four (4) lots into one (1), and a Development Permit for a 6-storey apartment building with ground-oriented two-level townhomes, and a total of eighty-six (86) dwelling units.
 Developer: 1140375 BC Ltd.
 Architect: Robert Ciccozzi Architecture Inc.
 Landscape Architect: Rod Maruyama & Associates
 Planner: Christopher Wilcott
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. The proposal complies with recent scale in the area and staff support the project. Staff expressed concerns on how similar or different the neighbouring projects should be in terms of architectural expression.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The rooftop amenity will include urban agricultural plots, workshop benches and a compost area.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski
 Seconded by A. Maria Llanos
 That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried
 With A. Callison opposed

Key Points:

- Consider adding children's play equipment and expanding rooftop amenity.
- Consider future-proofing for District Energy system.
- Consider covered area (indoor amenity) at rooftop amenity.
- Storm water management strategy.
- Manage potential heat gain and overheating issues at west elevation.
- Consider an energy modeling study.
- Reconsider utilization of landscape area, particularly at retained tree areas at north end of building.
- Relocate accessible stalls to be closer to the elevator lobby access.
- Consider measures to differentiate façade treatment of west façade.
- Expression of elevator overrun.
- Consider natural lighting into corridor by shifting stairwell.
- Review depth of units on the east side for access to natural light
- Consider townhouse patios for privacy and transition between public and private realm.
- The use of accent colour at soffit and balcony fascia is welcomed.

Site

- It was noted the proposal is a good initiative being so close to SkyTrain.
- The building placement is supported.

Form and Character

- The massing articulation is supported.
- Consider adding a trellis to rooftop amenity.
- Recommend children's play equipment on the rooftop outdoor amenities.
- Reconsider the need to decorate the elevator overrun.
- Concern with depth of the units facing the east.
- Recommend additional outdoor space with indoor amenity at grade.
- The brick base articulation is supported.

- The balcony and soffit accent colour is successful.
- Review the clarity of the main entrance.
- Recommend further privacy of townhome patios.
- Recommend altering the lower brick massing by further articulating the massing volume between the brick facade and the panels above.
- Consider developing the horizontal balconies and upper overhang.
- Recommend shifting the stairwell at the north end to introduce natural light to the corridors.
- Consider altering guardrail detail mounted to the side.
- Recommend a play area for children on the rooftop amenity.
- Consider increasing the size of the ground floor patios on the west side by eliminating common walkway and extending patios and yards further west with direct connection for each unit to the lane.

Landscape

- Recommend extending outdoor amenity on rooftop to include a play area and covered area for BBQ.
- Consider programming compatible with tree retention to the north.

CPTED

- No specific issues were identified.

Sustainability

- Consider west elevation overheating challenge.
- Consider storm water management strategy.

Accessibility

- Consider relocating the accessible stalls adjacent to the corridor leading to the west, closer the elevator lobby door.
- Consider relocating the accessibility path to exit against amenity interior space to connect to future road to the south.

3. **Time:** 6:10 p.m.

File No.: 7918-0410-00
 Address: 10595 – 10637 137A Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Proposed Rezoning from RF to CD (based on RM-70), consolidation of six (6) lots into one (1), and a Development Permit for two (2) 6-storey apartment buildings linked by a 3-storey connection and a rooftop amenity area, with ground-oriented two-level townhomes, and a total of 128 dwelling units.

Developer: 1140375 BC Ltd.
 Architect: Robert Ciccozzi Architecture Inc.

Landscape Architect: Rod Maruyama & Associates
Planner: Christopher Wilcott
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. It was noted to maintain the consistency across all buildings.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Maria Llanos
Seconded by M. Patterson
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried
With A. Callison opposed

Key Points:

- Expand programming on amenity rooftops.
- Improve accessibility to east townhouses at the main floor.
- Stormwater management strategy.
- Remove private balconies facing the outdoor roof amenity from fourth floor units.
- Consider single brick color.
- Consider further differentiating between brick and materials above.
- Consider removing steps adjacent to townhouse entries.
- Consider variety of uses on the amenity spaces.
- Entry is well considered.
- Include children's play equipment in amenity spaces.
- Considerer covered rooftop.
- Manage potential heat gain and overheating issues at west elevation.
- Consider an energy modeling study.
- Reconsider depth of units to the east side
- Consider townhouse patios for privacy and transition between public and private realm.
- It was noted the design of front entry is well considered.

Site

- No specific issues were identified.

Form and Character

- It was noted that the main entry is more successful than the neighbouring site.
- Consider differentiating brick walls at the main two floors to panels above.
- Consider consolidating stairs.
- Consider moving the north west corner patio further north.
- Consider changing amenity programming.
- Reconsider the need to decorate the elevator overrun.
- The massing is supported.

Landscape

- Consider different uses to the programming on the amenity rooftops.

CPTED

- No specific issues were identified.

Sustainability

- Consider a stormwater management strategy.
- Consider west elevation overheating challenge.

Accessibility

- Recommend accessibility to main entrance.
- Recommend accessible entry to townhouses at the main floor.


D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 26, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:08 p.m.


Jennifer Ficocelli, City Clerk


R. Drew, Chair