

Present:

Chair - A. Callison
Panel Members:
A. Politano
B. Howard
G. Borowski
M. Enns
M. Patterson
S. Standfield

Guests:

Amir Rahimtula, Transnational Properties and
Developments Ltd.
Harj Sandhu, Landcraft Homes
Jessie Arora, DF Architecture Ltd.
Manpreet Singh, DF Architecture Ltd.
Mary Chan Yip, PMG Landscape Architects
Micole Wu, BCSLA, VDZ + A Landscape Architects
Inc.
Shoghig Tutunjian, Architect AIBC Studio One
Architecture
Zubin Billimoria, DF Architecture Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by A. Politano
Seconded by G. Borowski
That the minutes of the Advisory Design
Panel meeting of September 26, 2019 be received.
Carried

M. Patterson arrived to the meeting at 4:11 p.m.

B. STAFF PRESENTATIONS**1. Guildford Town Centre Plan**
Andrew Dong, Planning Analyst

Staff provided a Power-Point presentation on the Guildford Town Centre Plan and highlighted the following information:

- The purpose of the Guildford 104 Avenue plan is to guide the growth and development in Guildford, to build future rapid transit ridership by focusing on growth, to expand and improve parks, green spaces and habitat areas, and improve housing and livability.
- A revised draft plan was presented to the public in May 2019. The draft plan includes three main concepts: land use, transportation, and parks and open space.

C. NEW SUBMISSIONS

1.	Time:	4:30 p.m.
	File No.:	7918-0449-00
	Address:	15341/49/59 – 17 Avenue
	New or Resubmit:	New
	Description:	Rezoning from RA to CD. Development Permit for a 5-storey apartment buildings containing 52 apartment units. Subdivision to consolidate 3 lots to 1 lot.
	Developer:	Harj Sandhu, Landcraft Homes
	Architect:	Jessie Arora, DF Architecture Ltd.
	Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
	Planner:	Keith Broersma
	Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the land use, density, and building height with no specific issues, except that there are some reservations on the amount of architectural detailing and articulation

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.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by B. Howard
 Seconded by S. Stanfield
 That the Advisory Design Panel (ADP) is in
 CONDITIONAL SUPPORT of the project and recommends that the applicant
 address the following issues to the satisfaction of the Planning & Development
 Department and, at the discretion of Planning staff, resubmit the project to the
 ADP for review.

Carried

With G. Borowski and A. Politano opposed.

Key Points:

- Consider simplifying the massing and reassessing the balconies.
- Reconsider amount of daylight into southern windows.
- Reconsider slope into lobby.
- Simplify landscape at entry.
- Consider a parcel delivery room.
- Recommend extending stair 2 exit.
- Reconsider access to outdoor patios.
- Consider planters on patio the garden.
- Recommend removing the cross slope at parking ramp over walkway.
- Reconsider access to garbage.

- Clarify visibility to parkade.
- Recommend EV charging stations.
- Consider vegetated permeable rooftops.
- Consider stormwater management.

Site

- Consider a parcel delivery room in the lobby next to the mail room.
- Consider expanding the ground floor amenity adjacent to the west side of the lobby to allow for more programmable usable space to foster social interaction or children.
- The rooftop amenity is supported.
- Consider softer surface at rooftop amenity area.
- Consider green surface on rooftop.
- Recommend reviewing visibility in parkade.
- Reconsider location of gate for the access to garbage room and visitor parking.
- Recommend additional EV charging parking stalls.

Form and Character

- It is noted the exterior composition is over done.
- Consider simplifying the massing.
- Consider returning brick to the side.
- Consider simplifying lobby area.
- Consider articulating the access to the gym to accentuate a common entry.
- Recommend providing a flush entry to amenity space.
- Consider larger patio or expanding amenity use by the gym.
- Consider sense of arrival to units at lane.
- Consider using alternatives to the steps for privacy.
- Consider replacing the portal.
- Recommend recessing and simplifying the balconies.
- Consider enlarging the patios for more outdoor space.
- Consider an alternative use to the wood material.
- Consider simplifying the glass edge.

Landscape

- The tree retention is supported.
- The patios are gated on the street edge with informal entries, consider further separation for privacy.
- Recommend increasing the sand and drainage layer at bottom of planters on slab.
- Recommend adjusting the ramp score lines to disperse rain-water evenly as it drains down the ramp.
- Consider expanding permeable surface and vegetation on rooftop.
- Consider shading, larger garden boxes and furniture on rooftop patio.

CPTED

- The day lighted elevator at corridor is supported.
- Consider extending stair 2 to the edge of building.

Sustainability

- Consider incorporating stormwater retention.
- Consider EV charging stations.

Accessibility

- Consider providing adaptable units.
- Recommend providing barrier free access to patios.
- Recommend lowering the slope at the mailbox to be 3.5% at maximum.
- Recommend the cross slope to be 2% maximum at the northside of property next to the parking ramp.
- Recommend adding accessible visitor parking stalls.

2. Time: 5:30 p.m.

File No.: 7918-0425-00
 Address: 10472, 10482, 10492 – 140 Street
 New or Resubmit: New
 Description: Rezoning from RF to CD. Development Permit for a 6-storey apartment building with 101 units and associated amenity.
 Developer: Amir Rahimtula, Transnational Properties and Developments Ltd.
 Architect: Shoghig Tutunjian, Architect AIBC Studio One Architecture
 Landscape Architect: Micole Wu, BCSLA, VDZ + A Landscape Architects Inc.
 Planner: Christopher Atkins
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that the proposal complies with density, however, there are few issues that should be resolved:

1. The BC Hydro ROW located along east side of the side, crossing north to south.
 This ROW is considered undevelopable for the purposes of calculating density; but can be used for the development for other purposes such as outdoor amenity, provided support from BC Hydro. BC Hydro has provided initial feedback on the parking and other uses, but further discussion required.
2. The discussion around proposed Sensitive Ecosystem Area for GIN corridor is under review, with ongoing discussions with respect to the extent of the area to be dedicated to the city.

3. Further minimizing the surface parking on the east side with more underground parking.
4. The surface parking and the 50m GIN corridor interface.
5. Updating the Public realm condition facing 140 Street to the typical COS 30m arterial road standard.

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. A new lane way will connect to the surface parking lot and would connect to the future network.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by A. Politano

Seconded by S. Standfield.

That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review with the resolution of providing a connection to surface parking, the driveway, and access to adjacent site to the south for future/potential higher density residential, interface and access with the GIN corridor on the east side.

Carried

With G. Borowski opposed.

The Panel expressed concerns with respect to the at-grade parking.

Key Points:

- Review the pedestrian and vehicular connectivity and movement around the site, and potential ROW easement to the southern neighbour.
- Consider stormwater strategies. Further exploration is required on the permeable surface facing the GIN on the east.
- Consider the safety related to at grade parking.
- Recommend relocating at grade parking to the underground.
- Reconsider the laneway access to the adjacent site to the south.
- Consider the north landscape edge in relation to the units facing the lane.
- Consider at-grade units to be flush with no steps.
- Refine accessible parking stall locations closer to the core/access to the core.
- Review garbage and dog washroom locations at the UG parking.
- Reconsider outdoor amenity layout as it relates to furniture, surfacing material, and programming.
- Recommend lobby entry to be Accessible with no steps and ramp inside the lobby

- Consider enhancing the massing articulation regarding the base, middle and top expression.
- Recommend utilizing rooftop for amenity spaces.
- Recommend parcel mail delivery room at grade next to the lobby.
- Recommend EV charging station opportunity for the units at the parking level.

Site

- Review BC Hydro SROW restrictions.
- Concerns on lane way at north edge. Provide trees and landscaping for the units facing the lane.
- Consider a connection to the play area from seating to the east next to the surface parking.
- Consider different location for dog washroom
- It was noted the bench locations are too close together.
- Consider relocating visitor parking closer to the entry way if surface parking is proposed.
- Further explore white massing, base and top expression.
- Concerns were expressed on the close proximity to existing lower-scale residential.
- Concerns were expressed on the drive access on the east side to not accommodate vehicular traffic serving development to the south.
- The location of the outdoor amenity space is supported.

Form and Character

- Recommend flush threshold to outdoor patio spaces for ground-oriented units.
- Consider removing the ramp and steps in the lobby.
- Consider differentiating the glazing form of the two stories townhome from above floors. “More vertical expression on the townhomes”
- Consider greater refinement of top roof cantilever edge as it tends to emphasize the sixth-floor massing rather than a hidden sixth.
- Consider reorientation of banquet table towards the outdoor area
- Consider design development of the westerly public realm facing 140th St.
- Consider making inside corner suite a wider opening.
- Consider a stronger pedestrian connection from the lane to outdoor greenspace.
- Recommend introducing colour/s or new materials to the elevations above 20 feet. Some of the panel members suggested that the current design pallet is very monolithic and others supported the current colour pallet.
- Recommend a walkway to link the north to the east/west pathway.
- Recommend a minimum 500 mm access corridor between bed and window in Unit C2 and C6.
- Consider underground secured parking.
- Consider utilizing the rooftop for common amenity space.
- Consider parcel delivery room in the lobby.
- Improve flexibility and access to the gym. A door is missing.

Landscape

- Consider other programme opportunities for BC Hydro Right of Way area.

CPTED

- Concerns were expressed on vehicle break-ins and safety for at-grade parking.

Sustainability

- Consider EV charging stations.
- Recommend more development for functionality of permeable pavers.
- Consider edge contaminant (GIN interface) and storm water runoff.

Accessibility

- Consider alternative location for accessible parking stall, such as closer to the elevator.
- Consider removing stairs into the lobby and elevators.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 14, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:34 p.m.

Jennifer Ficocelli, City Clerk

A. Callison, Chair