

Present:

Chair - R. Drew
Panel Members:
A. Callison
A. Llanos
G. Borowski
K. Shea
M. Enns
S. McFarlane

Guests:

David Dove/Adrien Pratlong, Perkins+Will
Derek Lee/ PWL Partnership Landscape Architects
Dharbinder Dhaliwal
Jennifer Mahoney, M2 Landscape Architecture
Maciej Dembek, Barnett Dembek Architects Inc.
Wayne Vicker, Bosa Properties Inc.

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 K. Shea
Seconded by A. Callison
That the minutes of the Advisory Design
Panel meeting of November 14, 2019 be received.
Carried

G. Borowski arrived to the meeting at 4:06 p.m.

B. NEW SUBMISSIONS

- 1. Time: 4:00 p.m.**
- File No.: 7918-0350-00
Address: 13583 - 104 Avenue and 13550 - 105 Avenue
New or Resubmit: New
Last Submission Date: N/A
Description: Partial OCP Amendment and City Centre Plan Amendments to permit higher density, Rezoning, General Development Permit, and Detailed Development Permit for Phase 1 to permit the development of a phased multiple residential development consisting of three high-rise buildings and two low-rise buildings. Phase 1 consists of a 40-storey residential tower with ground floor commercial.
- Developer: Wayne Vicker, Bosa Properties Inc.
Architect: David Dove/Adrien Pratlong, Perkins+Will
Landscape Architect: Derek Lee/ PWL Partnership Landscape Architects
Planner: Christopher Atkins
Urban Design Planner: Ann McLean

The City Architect noted the project is significant within the City Centre Plan. The proposed heights are higher than recommended by the guidelines but are supported and encouraged. The east-west lane noted in the Plan has been eliminated in favour of a pedestrian mews aligned with 135A Street. The overall site layout proposes interconnected public walkways and open spaces, rather than a solid podium. The setbacks follow the general standard within City Centre. Staff requested comments on the proposed development, including the overall massing, layout and public realm interfaces.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The project will provide a mix of uses and the low-rise pavilions will allow for maximum daylight. Tower 1 will diminish in height, Tower 2 will have great impact in the massing, and Tower 3 will have wrap around balconies. There will be a flat section in the mews to host events.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The landscape will include a large amount of open space. Every section of roof will include programming.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

- It was
- Moved by S. McFarlane
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 review.

Carried

In general, the Panel strongly supported the proposal.

Key Points:

- Recommend improved universal access for tower 1 CRU in corner, amenity spaces, and Tower 3 access ramp.
- The rotation of Tower 1 is supported. However, review the ground plane relationship at Tower 1 – is there a residue of the original location before rotation?
- Consider adopting some language of the towers in the “shed” (pavilion) buildings.
- Consider activating outdoor spaces to accommodate youth usage.
- Consider stormwater strategy.
- Consider acoustic performance of west elevation of Tower 1.
- The Panel commended the applicant’s submission package.
- Bring out activity on 104 Avenue south west corner.
- Consider targeting higher Steps (Step 3) for T3.
- Revisit energy model assumptions especially for balconies

Site

- Consider youth activities in plaza and public spaces.
- The tower placement and distribution of programming is logical.
- Review some “pinch” points where paths converge.
- The composition and language of the towers is appreciated.
- Consider legible ways to move from the southwest plaza around the corner to the mews.
- Consider bicycle access and storage into parkade.
- The scale contrast between the towers and “shed” buildings is supported.
- The Panel supports the contrast to manage the ground plane.

Form and Character

- Recommend minimizing the ramp for entry from the west on Tower 3.
- Consider differentiating commercial and residential tower entries.
- It was noted that tower 3 feels stoic, and the “gradation” device is not reading as strongly.
- Consider enhancing the north east elevations of Tower 3.
- Reconsider the colour or use of the white masonry cladding at base.
- Review the “shed” building expression to consider having it more congruent with the towers.
- Recommend alternative access to bicycle parking.
- Recommend triple glazing to assist with energy reduction and acoustics.
- Generous balcony provision was commended.

Landscape

- Recommend additional planting such as conifers to have all-season vegetation.
- The transition from public to private is supported.
- The sizes of outdoor spaces are supported.
- Consider programming for different seasons.

CPTED

- No specific issues were identified.

Sustainability

- Recommend rainwater management strategy.

Accessibility

- Consider accessibility on Tower 1 between CRU's.
- Consider accessible access to the small spaces in amenities.
- Recommend alternatives to minimize distance to elevators and parking aisle.
- Consider accessibility in other entries in lane ways.

- Recommend accessible access to all lower levels of townhouses.
- Recommend reducing ramping from 105 Avenue to access Tower 3.

2. **Time:** 5:30 p.m.

File No.: 7917-0539-00
 Address: 13545/53/67 – 81 Avenue
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Proposed OCP Amendment from Urban to Multiple Residential, rezoning from RF to CD, and a Development Permit to allow a 6-storey apartment building containing 100 units. Subdivision to consolidate 3 lots to 1 lot.
 Developer: Dharbinder Dhaliwal
 Architect: Maciej Dembek, Barnett Dembek Architects Inc.
 Landscape Architect: Jennifer Mahoney, M2 Landscape Architecture
 Planner: Keith Broersma
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff support the proposed use, density, form and have only one specific issue with the southwest ground floor unit expression.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The building is L shape which responds to the street edge.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. McFarlane
 Seconded by A. Llanos
 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
 A. Callison and G. Borowski opposed.

Key Points:

- Consider the hierarchy of expression; show the big moves.
- Consider altering the architectural expression such as simplify the colour palette through allocation of colour to define main moves.
- Recommend addressing the inside corner for privacy and overlook.
- Consider giving the corner a more distinct expression.
- It was noted that the quality of space in the corridor could be negative.

- Consider universal access: parkade, corridor ramp.
- Reconsider the need of a ramp.
- Provide accessible stalls on the flat slab close to elevators in parkade.
- The variety of unit suites are supported.
- Consider performing thermal comfort model.
- Consider running the energy model as early as possible.

Site

- Suggest that visually, the site impression is too busy.
- The Panel expressed concerns on the slopes.
- Recommend revisiting how the building relates to the site.
- Consider locating the lobby to the southwest corner.
- Consider enhancing the livability of units.
- Suggest that the southwest corner unit may have potential privacy issues.
- Suggest conveying more of the future context in the drawings.

Form and Character

- The Panel expressed concerns on the engineering and understanding the idea and principle of the project.
- Recommend simplifying the massing.
- Reconsider the ramping on each floor.
- Consider the disposition of the floors without the sloping and staggering.
- Consider reducing the complexity of the elevations.
- Reconsider architectural treatment as there are too many competitive strategies.
- Consider refining the south elevation as it needs some rules.
- Consider altering range of materials.
- Consider a durable material at grade at the entry.
- Consider extending the white cladding at the corners.
- Consider accentuating the vertical rather than horizontal gradation.
- Recommend clarifying the role of the overhangs; if it is necessary to express the verticality then the top of the building requires clarify.

Landscape

- Consider opening the lobby entry area to make a statement for the ground level in terms of materiality.
- Recommend altering the layout and programme organization of the outdoor amenity space.
- Consider utilizing the site grade to maximize sites permeability and retention of rainwater via rain gardens.
- It was noted the retention of trees on north side is supported.

CPTED

- No specific issues were identified.

Sustainability

- The Panel expressed concerns on the building over heating during warmer months. Recommend cooling strategy as building is expected to over-heat.
- Consider performing thermal comfort model.
- Consider sustainability strategies and model the building to prove out those strategies.

Accessibility

- Recommend accessible parking stall in visitor parking area, ideally located adjacent to the elevator.
- Recommend moving the accessible stall away from the cross slope.
- Recommend removing the number of ramps in the corridor.

C. OTHER BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, December 12, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

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

Jennifer Ficocelli, City Clerk

R. Drew, Chair