

Present:

Chair - L. Mickelson
Panel Members:
A. Llanos
A. Politano
B. Howard
I. MacFadyen
K. Shea
M. Enns
R. Drew
S. McFarlane

Guests:

Alison Brooks, Alison Brooks Architect and Martin
Bruckner, IBI Group
Benn Duffel, Rize Atelier
Bruce Hemstock, PWL
Jasvinder Momi, Western Luxury Custom Homes
Jessie Arora, DF Architecture
Ruchir Dhall, Bent Picture Creative Ventures Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by A. Politano
That the minutes of the Advisory Design
Panel meeting of April 25, 2019 be received.
Carried

B. NEW SUBMISSIONS**1. Time: 4:00 p.m.**

File No.: 7917-0302-00
Address: 18742 & 18758 - 72 Avenue in West Clayton
New or Resubmit: New
Last Submission Date: N/A
Description: OCP amendment, Rezoning and detailed Development
Permit to permit the development of a mixed-use
building and an apartment building containing
approximately 108 residential dwelling units and 1,197
square metres of ground floor commercial with two
levels of underground parking.
Developer: Jasvinder Momi, Western Luxury Custom Homes
Architect: Jessie Arora, DF Architecture
Landscape Architect: Ruchir Dhall, Bent Picture Creative Ventures Ltd.
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff are working with the applicants to maximize the indoor and outdoor areas and have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The primary access for the residential building is between the two buildings. Further commercial parking and dedicated elevators will be provided.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The parcels were consolidated and divided into two buildings, which was challenging. The landscaping design will require the least amount of maintenance.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by B. Howard
Seconded by A. 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; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Site plan is well laid out.
- Minimize the use of curtain wall that may cause overheating on the south exposure and use more longboard instead.
- More design detail on the southwest corner of building 2.
- Elevator orientation/location on building 2 needs refinement.
- On building 1, hallways do not have natural light. Consider providing windows at the end of the hallways.
- Relocate the commercial garbage away from the ramp and make it larger.

Site

- The pathway connecting west to east needs further clarity and emphasize on the access to the outdoor amenity to the east.

Form and Character

- On building 2, consider shifting core/lobby to the inside corner or reorienting the elevator core for better efficiency.
- Consider further articulation to south elevation especially at southwest corner to continue the two-story brick expression.
- Encourage minimizing bedroom to bedroom facing to improve livability.
- The roofline and overhangs would be better shaped to cover all balconies.
- Mixed feeling about the roof design, whether flattening the roof line would make it look better.

- Consider reducing the amount of curtain wall and increasing the amount of longboard.
- Consider removing the use of longboard below the second-floor level, including under the balconies.
- Further design work required on the side elevations of building 1.
- Consider relocating the internal crosswalk to the west side.
- Consider simplifying the glass balcony railings with less exposed grids.
- Provide furniture arrangement inside the units to test the layout for practicality and livability.
- Garbage room at P1 is not central, consider relocating it.
- Make sure the exiting at parking levels follow the Building Code.

Landscape

- Further refining the landscaping.

CPTED

- No specific issues were identified.

Sustainability

- Consider EV charging requirements.
- Consider stormwater strategy.
- Consider Step 2 of the BC Energy Step Code.
- Consider low flow fixtures.

Accessibility

- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of units be wheelchair accessible.
- Recommend that the amenity restrooms be accessible.
- Consider emergency call buttons in the parking and elevator lobbies.

S. McFarlane and M. Enns arrived to the meeting at 4:45 p.m.

2.	Time:	4:45 p.m.
	File No.:	7918-0289-00
	Address:	10138 Whalley Boulevard
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	OCP text amendment to Figure 16 to allow an FAR of 5.5, a City Centre Plan amendment from 'Residential Mid to High Rise 3.5 FAR to 'Mixed-Use High Rise 5.5 FAR', rezoning of the subject site from RM-45 to CD (based on RM-135 and C-15) and a Development Permit to allow for 948 market and 154 purposed built rental units in 6 buildings, ranging in height from 6 to 37 storeys with 1,743 square metres of ground floor commercial space and 444 square metres of daycare space.
	Developer:	Benn Duffel, Rize Atelier
	Architect:	Alison Brooks, Alison Brooks Architect and Martin Bruckner, IBI Group
	Landscape Architect:	Bruce Hemstock, PWL
	Planner:	Jennifer McLean
	Urban Design Planner:	Sam Maleknia

The City Architect advised that modest dedications are taken at the roads and lane to create standard widths and improve the public realm. City guidelines outline the recommended scale of development. There are a few aspects that do not follow OCP guidelines. Staff are looking for comments on the building height, open spaces and architectural expression.

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

- The project focused on ways to connect adjacent lots and neighbourhoods.
- Townhouses are at the bottom of the towers.
- The balconies are screened and shaded.
- Sense of threshold is to be created at the entrances to the towers.
- Piazza areas surround the exterior to invite the neighbourhood in.
- The project has six guiding principles: fun, pattern, shape, rest, trees and water.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The site will include a sports field, community garden, and café.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Drew
Seconded by B. Howard
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; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

The Panel supported the project in general.

Key Points:

- Townhouse public realm interfaces needs refinement.
- Consider targeting a higher BC Energy Step Code.

Site

- Address concerns of privacy where mid-rise and tower buildings are close and at entry points.
- Carefully consider what spaces should be public.
- No issues with the height of towers.
- Consider a wind study.

Form and Character

- Consider a more elegant way to bring bicycles into the buildings, such as a ramp into the parkade without using the vehicle ramp.
- Consider different expression at retail base of towers without diminishing the overall tower expression.
- Consider how the cladding will meet the ground.
- Consider how people would use the site in different seasons, such as the rainy season.
- Consider reinforcing the lighting pallet for winters months.
- Consider bicycle racks closer to the cycle route.
- The sculpting of tower top works well.
- Supports playful quality of skin.
- It was noted that the shadows appear to have a impact on the public park and on internal ground level spaces.
- Consider mitigating the shadows.
- The “passages” concept creates more perimeter that needs to be animated and activated. The outdoor spaces do not belong to anyone and there is the potential there is too much.

Landscape

- Support the programming.
- Support the unifying elements such as the rock outcrops, walls, furnishing, water, site sculping, and channel.
- Consider the use of space in the dark, rainy, cold months.
- Consider diversified lighting styles to promote all season play.
- Consider evergreen planting and softer textures.
- Support the rich landscaping, however fundamental thesis, the idea of authenticity, should be brought to the rock outcrop.

CPTED

- Consider CPTED principles when further developing bike rooms.

Sustainability

- Consider a higher BC Energy Step Code.
- Consider a stormwater strategy to minimize rainwater leaving the site. Consider the retention of water and making use of it.
- Consider thermal bridging with the façade and balconies.

Accessibility

- Recommend that the amenity restrooms be accessible.
- Include sufficient designated disabled parking stalls.
- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider emergency call buttons in the parking lobbies.
- Consider 5% of units be wheel chair accessible.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 27, 2019 at Surrey City Hall in 2E Community Room B.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:07 p.m.


Jennifer Ficocelli, City Clerk


L. Mickelson, Chair