
Present:**Panel Members:**

R. Drew, Chair
A. Llanos
B. Howard
K. Shea
L. Mickelson
M. Patterson
M. Tashakor
R. Dhall
W. Chong

Guests:

Charlotte Au, TL Housing Solutions
Duane Siegrist, Architect AIBC, Integra
Architecture Inc.
Dylan Chernoff, Durante Kreuk Ltd.
Helen Lui, UNITI c/o Catalyst Community
Developments Society
Ken Wong, NSDA Architects
Reyhaneh Sobhani, Durante Kreuk Ltd.
Stephen Vincent, Durante Kreuk Ltd.

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 R. Dhall
Seconded by W. Chong
That the minutes of the Advisory Design
Panel meeting of October 29, 2020 be received.
Carried

B. NEW SUBMISSIONS**1. Time: 3:00 p.m.**

File No.: 7920-0207-00
Address: 1329 & 13229 – 104 Avenue
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed Rezoning and Development to allow a 6-
storey building for affordable, rental co-operative
housing with 69 units and underground parking.
Developer: Charlotte Au, TL Housing Solutions
Architect: Ken Wong, NSDA Architects
Landscape Architect: Dylan Chernoff, Durante Kreuk Ltd.
Planner: Donald Nip
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff asked the panel to provide comments on the overall site planning, architectural expression of the building, and public realm interfaces.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by W. Chong

Seconded by R. Dhall

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

Key Points:

- Increase the amount of indoor amenity to its full extent.
- Consider bringing some form of visual animation to the fire wall.
- Minimize the number of landscape walls along 132 Street.
- Increase the depth of the terraces along 104 Avenue.
- Give further consideration to the location and orientation of benches.
- Provide a more direct connection between elevator / corridor space and the outdoor amenity.
- Reconsider the interface and/or relationship between the red and grey cementitious panels. Consider using warmer tones of red and grey. Consider warming the white colour of the balcony frames.
- Consider a more subtle colour in lieu of the yellow colour.
- Review the articulation or add an architectural gesture to the 104/132 corner. Consider developing an architectural expression to frame the corner.
- Consider increasing the landscape buffer between the corner 3-bedroom unit and the public plaza.
- Further enhance the presence of the building entry. Consider more robust material over the glass canopy.
- Consider further design development of the building entry and corner plaza to enhance the presence of the lobby and deal with potential privacy issues.
- Consider further design development to the layout of the of the corner unit.
- Consider utilizing the thermal comfort analysis to further inform your design. Consider utilizing future-modeled weather files.
- Consider providing EV rough in for remainder of parkade stalls.
- Consider providing auto-operators at all main doors.
- Consider providing emergency call buttons in parkade.
- Provide accessible 2-bedroom units, including accessible balconies.
- Consider a buffer between the parkade elevator lobby and bicycle parking and the drive aisle.
- Consider a facility for parcel drop-off.
- Increase the extent of the roof top screening to fully screen the roof top mechanical equipment.

Site

- Consider grading change at south west corner.
- Consider design development of plaza to make a prominent entrance.
- Consider increasing patios on the south side units.

Form and Character

- The elevations and placement of stairs makes it a clear plan.
- Consider further attention to the entry way to the building. Consider further design development to entry canopy.
- Consider privacy among internal corner units. Review the planning elbow behind the elevator and privacy issues on higher levels.
- Reconsider the yellow accent on the balconies. The yellow balconies are not articulating the entries. Consider further articulation of the panel that is covering the balconies.
- Consider increasing indoor amenity.
- Consider a greater architectural expression gesture towards the intersection. Review the building expression articulation transition around the corner. Consider engaging balcony around the corner.
- Give consideration to the blank fire wall, such as a mural or painting.
- The scale of the panels and transition between colours do not seem resolved. Consider change in size to establish the strength of each colour and deliberate intent.
- The outdoor amenity space towards the north east appears visually cut off. Explore connection between the lobby and the outdoor amenity.
- A sixth story firewall is questionable. Further explore to scale down by upper recessed floors.
- Consider using a warmer grey colour palette.
- The inside material cladding for white extruding needs to be warmer and darker to better create shadow lines.
- Consider furniture layout for living space on corner units.
- Consider extending the roof top screening to capture all the mechanical equipment.
- The parkade doors open directly on the drive aisle. Consider altering the interface issues between pedestrian and vehicles.
- Provide space for parcel drop-off.
- Review garbage staging area.

Landscape

- Pull benches away from the building to ensure adequate planted separation plaza and corner unit.
- Consider taller evergreen planting on 104th at corner unit to provide plant screening for unit.
- Reconsider the trees and scrubs planted around the entry lobby. Consider a stronger expression of the landscape, both hard and soft, at the corner of 104 Avenue and 132 Street to articulate the main entry
- Consider simplifying the south west corner paving.

- The landscape walls blend into the ground plane, making the corner weak.
- Consider the proximity of patio gates to the steps on the main floor units.
- Consider eliminating the excess retaining walls on 132 Street.

CPTED

- No specific issues were identified.

Sustainability

- It was noted the energy step code 3 targets are being met.
- Considering the large west facing façade, it is strongly encouraged to look at the thermal comfort model and consider modelling based on either current 2020 weather files, or 2050 files to show the impacts of climate change on the occupant comfort. Consider a rough-in for remaining parking stalls for EV Charging.
- Verify with BC Housing on type of weather files.

Accessibility

- Recommend emergency call button panel in the elevator and lobby.
- Recommend that the amenity restrooms be Accessible.
- Recommend the Accessible units be two-bedroom and Accessible to the balcony.

2.	Time:	4:35 p.m.
	File No.:	7919-0306-00
	Address:	15077 to 15147 – 20 Avenue, 15153 – 20 Avenue & 2007 to 2075 – 151A Street in Semiahmoo Town Centre
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	Development Permit, Development Variance Permit, Lot Consolidation, and Heritage Alteration Permit to permit a 6-storey apartment building containing 91 affordable rental units with underground parking
	Developer:	Helen Lui, UNITI c/o Catalyst Community Developments Society
	Architect:	Duane Siegrist, Architect AIBC, Integra Architecture Inc.
	Landscape Architect:	Reyhaneh Sobhani with Stephen Vincent, Durante Kreuk Ltd.
	Planner:	Christa Brown
	Urban Design Planner:	Nathan Chow

The project will add 91 units of affordable rental to the South Surrey neighbourhood. This development will address the City of Surrey's Affordable Housing Strategy by replacing to a portion of the existing purpose-built rental on site and adding additional purpose-built rental housing. It will also increase the supply of inclusive, affordable housing for people with developmental disabilities, and for households with low to moderate incomes.

The Urban Design Planner advised that the City is supportive of the use and density. There is an interim Semiahmoo Town Centre design guideline for a building interface with single family across the street. Staff asked the panel to provide comments on the overall site planning, architectural expression of the building, and public realm interfaces.

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 R. Dhall

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.

It was noted that the presentation was clear.

Key Points:

- Consider reducing the depth of the amenity (east) overhang and/or raising the elevation of the east canopy. Ensure Level 1 amenity receives quality daylighting.
- Consider increasing physical connectivity between the indoor and outdoor amenity spaces along east edge of the amenity.
- Recommend further development of the landscape. Consider how people want to be in and use the spaces such as movable furniture.
- Consider developing a more organic planting pattern along Semiahmoo Trail.
- Consider softening the contrast between the concrete piers and the wood rail fencing.
- Suggest providing more bike parking at grade.
- Recommend simplifying the form of the townhouse entries.
- Consider reviewing the upper level darker panels, such as using a lighter colour.
- Consider providing screening if mechanical equipment is installed on rooftop.
- Recommend providing space for parcel drop-off.
- Recommend that the pinch point at parkade drive aisle is addressed.
- Suggest adding trees to the area framing the north side of the parkade ramp.
- Recommend further development of the garden plot planters.

- Recommend providing auto-operators at all main doors.
- Recommend providing 5% suites accessible including balconies.
- Recommend providing emergency call button in parkade lobbies.

Site

- The planning is measured and clear.
- Consider incorporating co-working and maker-space as part of programming.
- Consider bicycle parking.
- The entrance at parkade is constrained.
- Suggest that at the base of ramp from street to P1, ensuring that there is a maneuverability assessment completed.

Form and Character

- The overhang on east side at level 2 is too large. Recommend ensuring that level one amenity space gets as much natural light as possible with an overhang present.
- Consider opening up the east canopy. Consider raising the overhang and increasing the glass area.
- The massing is broken up well for the elevation expression.
- The two storey to four storey to six storey transition works well. The articulation of the stepping is effective.
- Consider reviewing the upper level darker panels, such as using a lighter colour.
- Suggest ensuring there is enough contrast in the appearance of the wood.
- Recommend particular consideration to the fiber cement panel detailing.
- Consider screening mechanical equipment on the rooftop.
- The colour palettes were supported.

Landscape

- Consider additional seating options for the outdoor amenity.
- Concerns were expressed on the termination of the trail.
- Consider organic styling planting following the path to allow for transparency and integration.
- The integration of wood fence with the columns feels harsh, consider further design development on the wood and concrete columns.
- The garden plots seem pushed up against the edge, consider how this gets utilized.
- Consider adding trees along the edge of the parkade ramp to buffer views of building from neighbouring property and ramp from subject property.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

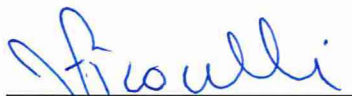
- Consider 5% of units be wheelchair accessible including the balconies.
- Recommend no reduction in designated disabled parking stalls.
- Recommend that the entrance door be power operated.
- Consider emergency call buttons in the parking lobbies.

C. NEXT MEETING


The next Advisory Design Panel is scheduled for November 19, 2020.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:19 p.m.



Jennifer Ficocelli, City Clerk



Robert Drew, Chair