

Present:**Panel Members:**

R. Drew, Chair
A. Llanos
R. Dhall
R. Jenkins
T. Bunting
W. Chong

Guests:

David Pontarini AIBC, Hariri Pontarini Architects
Jeffrey Staates BCSLA, PFS Studio
Lakhbir Khangura
Patricia Campbell, MBCSLA, PMG Landscape Architects
Rajinder Warraich, Architect, AIBC Flat Architecture Inc.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by R. Dhall
Seconded by T. Bunting
That the minutes of the Advisory Design
Panel meeting of November 19, 2020 be received.
Carried

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

File No.: 7907-0127-00
Address: 2594 Croydon Drive
New or Resubmit: Resubmit (new design proposal)
Last Submission Date: N/A
Description: Rezoning from RA to CD (based on IB-3) and a
Development Permit, in order to develop a 6,313 square
metre, 5-storey mixed use Office/Commercial building
with accessory ground floor retail, eating establishment
and child care centre uses, and 4-storeys of office above.
Developer: Lakhbir Khangura
Architect: Rajinder Warraich, Architect, AIBC Flat Architecture
Inc.
Landscape Architect: Patricia Campbell, MBCSLA, PMG Landscape Architects
Planner: Erin MacGregor
Urban Design Planner: Nathan Chow

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 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 R. Jenkins

Seconded by W. Chong

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:

- Consider further design development of the lobby such as lowering the FFE of the parking lot entry.
- Consider making the ramp at the Croydon Drive entrance more of a feature rather than only considering Building Code.
- Consider providing a more generous elevator landing at the typical floor.
- Consider glazing the exit stair where feasible to make them enjoyable.
- Consider relocating the utility room away from the exterior façade.
- Consider providing shared balcony access on the typical office floor.
- Consider providing operable windows for all office spaces.
- Consider providing more functional sun shading devices including the south face as well.
- Consider removing the crisscross feature above the building entry.
- Consider further design development of the childcare program. Consider providing a direct access between the childcare and outdoor play area.
- Consider seating on the north plaza and more articulated paving patterns.
- Consider additional separated seating areas on the roof top outdoor amenity.
- Recommend roof top solar collection equipment.
- Consider engaging an elevator consultant.
- Consider engaging an acoustic consultant as early as possible.
- Consider adding electric car and bike charging facilities.

Site

- There may be challenges to retaining the retail spaces. Review the segregated shopping experiences within the building.
- Consider extending the shopping experience to turn around Croydon Drive for further enhancement.
- Consider further design development on the north plaza.
- Consider engaging with a day care operator as early as possible to ensure that the design requirements for this particular use are well developed as part of the overall plan.
- Consider further design development to childcare outdoor play area.
- Consider bringing the childcare outdoor play area closer to the daycare.

- Consider a connection between the landscaping area and the triangular childcare outdoor play area.
- Consider additional separation of the daycare and childcare outdoor play area from the sidewalk and parking area.

Form and Character

- Consider a resolution at the lobby area.
- Consider altering the stairs inside the lobby.
- Consider making the access lobby ramp at the Croydon Drive entrance more enjoyable.
- Consider engaging with vertical transportation consultant to confirm the adequacy of the single elevator.
- The elevator landing at the upper floors requires a need for an acknowledgement for a landing. Consider shifting the elevator for better loading and off loading.
- Recommend glazing the stairs to the exterior at the ground plane to keep with the open ground plane.
- The utility room location is awkward, consider extending office 308 and relocating the utility room.
- The panels to the criss-cross do not enhance the entrance.
- Consider altering balconies from individual units.
- Consider optimal windows for all office units to create different window breaks on the east and north face that will be further developed.
- Consider additional sun shading elements.
- Consider making the sunshade continuous.
- Consider engaging the acoustic consultant as soon as possible as the highway is close by.

Landscape

- Consider additional planters in the roof terrace.
- Consider adding additional fencing along the pathway between the indoor and outdoor childcare space for additional separation from the adjacent multi-use path and parking areas for safety purposes.

CPTED

- No specific issues were identified.

Sustainability

- Consider EV charging stations (Level 2) at parkade and surface level.
- Consider adding electric bike charging infrastructure within the bike storage area in the parkade.
- Consider solar panels to the un-used roof area.

Accessibility

- No specific issues were identified.

2.	Time:	4:05 p.m.
	File No.:	7920-0233-00
	Address:	10275 City Parkway
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	Application for General Development Permit and Rezoning in order to permit the future development of the Centre Block office precinct, phases 1 and 2.
	Developer:	City Surrey/SCDC
	Architect:	David Pontarini AIBC, Hariri Pontarini Architects
	Landscape Architect:	Jeffrey Staates BCSLA, PFS Studio
	Planner:	Christopher Atkins
	Urban Design Planner:	Ann McLean

The City Architect advised that staff are generally in support of the project. The commercial floor heights are higher than residential heights. Two phasing strategies and alternate height distribution were presented to the Panel. Staff asked the Panel to provide comments on the overall development, tower placement and height, building interfaces with the public realm, chorography of uses of open space, phasing options, and height flexibility proposal.

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 R. Dhall
 Seconded by R. Jenkins
 That the Advisory Design Panel (ADP)
 SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Consider further design development with wind tunnel testing and night/lighting appearance.
- Recommend extending the gesture of the central canopies to adjacent sites to the north and south.
- Consider further development of the hardscape which responds to the hierarchy of pedestrian hydrology.
- Recommend electrical charging stations for vehicles and bicycles.
- Consider further discussion with traffic consultants regarding traffic flow in the parkade.

- Recommend engaging the full consultant team as early as possible.
- Recommend a destination use at the L5 roof plaza to attract use.
- Consider further consideration of the maintenance of the canopies.
- Recommend working with TransLink with respect to wayfinding.
- Consider a second access point to the L5 roof.
- Recommend further development of the bicycle parking access and end of trip facilities.

Site

- The massing distribution is very effective and establishes strong linkages between Civic Plaza and City Central.
- The tower placement is carefully considered as the result of the balance of livability and effective floorplates.
- The concept of creating community and linkages in between is well articulated.
- The distribution of the CRU spaces is effective.
- The public realm and pedestrian experience has been well thought through.
- The subject site is a critical site to City Centre.
- Give consideration to all access points of the site including for bicycles.

Form and Character

- Recommend further design development of wind tunnel testing to ensure the public realm will not be compromised.
- Consider wayfinding in connection with the SkyTrain and civic functions and make as one public realm use.
- Recommend height scenario one with a taller tower.
- Recommend phasing strategy two to build out the (east) tower first in order to frame the plaza.
- Consider extending the canopy features beyond the property lines.
- Consider how the retail kiosks interact with human movement and ensure they don't conflict.
- Ensure the project is anchored well in the context of surrounding buildings.
- Recommend further discussion with traffic and parking consultants to ensure the parking levels are properly serviced.
- Consider end of trip facilities for bicycles.
- Consider engaging with mechanical consultants as early as possible to ensure feasibility.
- The distinct building forms and character makes sense in creating a rich composition.
- Consider simplifying the variety of architectural expressions.
- The resolution of materials and fine articulation is well done.
- There are finer bands within the wooden structure, encourage resolving this.

Landscape

- Consider long term maintenance considerations of the honeycomb canopies.

CPTED

- Recommend further design development for lighting and security access.

Sustainability

- Recommend extensive electric vehicle charging stations.
- Encourage car sharing opportunities.
- Consider adding electric bicycle charging infrastructure in bicycle parking areas.

Accessibility

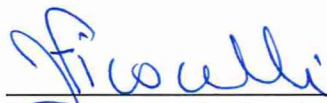
- No specific issues were identified.

C. NEXT MEETING


The next Advisory Design Panel is scheduled for Thursday, January 14, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:50 p.m.



Jennifer Ficocelli, City Clerk



Robert Drew, Chair