

Present:**Panel Members:**

R. Drew, Chair
J. Packer
L. Mickelson
M. Patterson
S. Slot
W. Chong

Guests:

Chris Huxtable, Architect AIBC & Andrew Emmerson, Architect AIBC, GBL Architects
Clark Kavolinas, BCSLA, C. Kavolinas & Associates Inc.
Greg Mitchell, Primex Investments
Jessie Arora, Architect AIBC, DF Architecture
Roop Kooner
Travis Martin, BCSLA, van der Zalm + Associates

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by W. Chong
Seconded by M. Patterson
That the minutes of the Advisory Design
Panel meeting of February 11, 2021 be received.
Carried

B. STAFF PRESENTATION**1. Public Realm Standards**
Ann McLean, City Architect

Staff provided a Power-Point Presentation on Public Realm Standards and different street cross-sections standards in the City of Surrey, and highlighted the policies surrounding the city's urban design policies and guidelines to identify the objectives of public realm for public/private sidewalks, tree boulevard, and to encourage walkable and green neighborhoods,

C. NEW SUBMISSIONS

1. Time: 3:15 p.m.

File No.: 7920-0143-00
Address: 14840 to 14909 – 108 Avenue in Guildford Town Centre
104 Avenue Corridor

New or Resubmit: New
Last Submission Date: N/A
Description: NCP amendment, Rezoning, Subdivision, and detailed Development Permit to permit two 6-storey rental apartment buildings containing approximately 424 dwelling units with underground parking

Developer: Greg Mitchell, Primex Investments
Architect: Chris Huxtable, Architect AIBC & Andrew Emmerson,
Architect AIBC, GBL Architects
Landscape Architect: Travis Martin, BCSLA, van der Zalm + Associates

Planner: Christa Brown
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff worked closely with the applicant to advance the concept and support the project. The proposal generally complies with Stage 1 of the Guildford Town Centre Plan. The Panel was asked to comment on the overall site planning, landscape concept, massing/ form, architectural expression of the building, and public realm interfaces.

The Project Architect presented an overview of the site and building design, elevations, and streetscapes.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by W. Chong
Seconded by L. Mickelson
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.
Carried

Key Points:

- Introduce stronger corner expressions along 107A Avenue.
- Increase the presence of the darker cladding colour along the 107A Avenue elevation.
- Consider a direct connection between the building lobbies and courtyard spaces.
- Recommend a stronger connection between the indoor and outdoor amenities.
- Consider improving daylight access to the courtyard suites.
- Consider resolving the potential privacy issues between the exits into the courtyard spaces and the adjacent one-bedroom suites.
- Recommend promoting active use of stairs.
- Shift the gates to the perimeter of the building edge into the courtyards.

Site

- the project would benefit from a direct connection between indoor and outdoor amenities.
- Consider further design development for the mews, such as reducing the hardscape.
- Some patios appear to be missing privacy screens. Consider adequate privacy separation for patios.

- There is a lack of usable space for the residents in the central courtyard (mews). Recommend that seating be provided and consider some of the units access to the central courtyard to provide overlook and animate.

Form and Character

- Consider better connect interior courtyard with indoor amenity spaces to create indoor outdoor experience.
- Recommend further design development to the inner courtyard units so to allow better natural daylight access; reduce the number of units in this location.
- Consider larger exterior opening.
- Consider altering corners on 107 Avenue; they should be as bold as other corners.
- Recommend larger exterior openings (outdoor passages) into the courtyards.
- Consider early review of exposure and privacy issues between internal corner units.
- Ensure the units along south (facing the courtyards) get daylight.
- Consider daylighting into bicycle area.
- Consider a bicycle maintenance area.
- Suggest that further design development of the upper balconies for weather protections.
- Recommend further design development of the inner courtyard units for better daylighting.

Landscape

- Consider lighting and signage for the shared central mews to ensure that it is clear to residents that this is a shared realm.
- Consider adding more landscape, such as moving the trees to the north side of the courtyard to provide shading and screening for units looking south.
- Consider long term maintenance requirements for the planters and membranes inside the courtyards.
- Recommend reducing the amount of hard paving where possible.
- Consider moving the trees and larger planters on the north side of both central courtyards to provide a vertical format tree for shading and buffering of views for the upper floors.
- Consider further design development to provide stronger articulation between the lobby doors and the central courtyard.
- Consider more benches in the courtyards.
- Consider relocating the community garden outside of the courtyard.
- Consider a rooftop amenity on the lower south building.
- The pattern gravel replacement is supported on the rooftop.

CPTED

- No specific issues were identified.

Sustainability

- Consider ways to promote the use of stairs within the building. Consider making entry ways to stairwell, with glazing, colour pallet, and daylighting.
- Consider engaging with a sustainability consultant sooner rather than later as the design develops.
- Consider bicycle friendly measures such as automatic doorways.
- Consider wider corridor for bike users.
- Consider cooling (not full refrigeration) for parcel delivery rooms to help make them work for grocery delivery.

Accessibility

- Recommend that the pathways are Accessible and according to building code.
- Consider 5% of units be wheelchair accessible including the balconies.
- Ensure that the courtyard materials are wheelchair Accessible.
- Recommend emergency call button panel in the elevator and lobby.
- Consider placing the elevator and entrance call panel horizontal.

2. **Time:** 4:45 p.m.

File No.: 7919-0123-00
 Address: 13965/75/87-108 Ave, 10814/24/34-139A Street, 10827/37-140 Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: OCP Amendment (Urban to Multiple Residential); to City Centre Plan Amendment (Single Family/Duplex (0.6 FAR) to Residential Low to Mid Rise up to 2.5 FAR and minor adjustment to the alignment of the east/west road); Rezoning (RF to CD); and consolidation of eight (8) RF lots to allow for the development of two 6-storey multi-family development with two levels of underground parking for a total of 259 dwelling units.

Developer: Roop Kooner
 Architect: Jessie Arora, Architect AIBC, DF Architecture
 Landscape Architect: Clark Kavolinas, BCSLA, C. Kavolinas & Associates Inc.
 Planner: Donald Nip
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff worked closely with the applicant to advance the concept and support the project. The Panel was asked to comment on the overall architectural expression, form, and public realm interfaces.

The Project Architect presented an overview of the site, building design, and streetscapes.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by W. Chong
Seconded by L. Mickelson
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:

- Recommend further development of the indoor and outdoor amenity spaces.
- Consider daylighting into stairs.
- Consider further design development within the courtyard to reduce the redundancy of the circulation.
- Consider providing direct access from the lobby to the courtyard in the east building but not the west building.
- Consider simplifying the architectural expression; the design might benefit from a bolder use of brick.
- Consider revisiting the final finish elevation on the main floor of the buildings.
- Consider relocating some of the indoor amenity space to facilitate a larger outdoor amenity.

Site

- No specific issues were identified.

Form and Character

- Recommend further design development to simplifying the overall elevation.
- Consider omitting some of the roof band overhangs.
- The consideration for bicycle movement is supported.
- Consider rotating stairwell for additional lighting.
- Consider glazing the windows in the exterior stairs. Recommend glazing on east and west elevator lobbies. Review the indoor and outdoor amenity connections.
- Consider replanning the inner corner units.
- Rationalize the window size elevations.
- Consider reducing the indoor amenity encroachment into the courtyard to enlarge the open space at grade. Review the ground floor finished elevations to reduce the grade difference with the courtyard and sidewalks.
- Consider direct access for the west building to the courtyard like the access in the east building.
- Recommend further design development of the mid block stair for access to natural light; glazing or rotation of stair to allow light to the long corridor.

- Consider inner corner units to be replanned to allow for better access to natural light to the bedrooms: combining Type K and L₁ units.
- Recommend that all vestibules have glazing in parking levels.

Landscape

- Consider simplifying the amount of hard paving.
- The outdoor amenity on the upper floors is appreciated.
- Consider simplifying grade change between levels in the play area.
- Consider using more of rooftop spaces for outdoor amenity.
- Suggest avoiding the use of tropical woods.
- Consider additional seating within courtyard.
- Consider providing flexible play area, such as using the grade change.

CPTED

- No specific issues were identified.

Sustainability

- Consider cooling (not full refrigeration) for parcel delivery rooms to help make them work for grocery delivery.
- Recommend looking for ways to promote the use of stairs.
- The project addressing the step code is supported.
- The minimization of solar heat gain is supported.
- Consider carefully how the windows align with the thermal barriers within the walls.
- The potential for glare is possible: consider the glazing.

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
- Recommend emergency call button panel in the elevator and lobby.
- Recommend that the amenity restrooms be Accessible.
- Recommend that the entrance door be power operated.
- Recommend pathways are made of a material where wheelchairs can pass.
- Consider placing the elevator and entrance call panel horizontal.
- The designated disabled parking stall location is supported.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 22, 2021.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:12 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair