

Present:**Panel Members:**

R. Drew, Chair
T. Bunting
M. Derksen
R. Dhall
L. Mickelson
J. Packer
R. Jenkins

Guests:

Wilfred Wong
Gwyn Vose, IBI Group
Kim Maust, Weststone Group
Matt Reid, Dawson & Sawyer
Lance Barnett, Barnett Dembek Architects Inc.
Mary Chan Yip, PMG Landscape Architects
Oren Mizrahi, Connect Landscape
Architecture

Staff Present:

A. McLean, City Architect
W. Lee, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by L. Mickelson

Seconded by R. Dhall

That the minutes of the Advisory Design

Panel meeting of June 10, 2021, be received.

Carried

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

File No.: 7920-0244-00

Address: 9525 King George Boulevard

New or Resubmit: New

Last Submission Date: N/A

Description: Three towers are proposed, descending in height from east to west from 37 to 12 storeys. The development application includes a Rezoning from CTA to CD, based on RM-70/135, an amendment to the OCP from Multiple Residential to Central Business District, an amendment to the City Centre Plan from Low to Mid-Rise 2.5 FAR and Creek Buffer to Mixed-use 3.5 FAR and Development Permits (General) for Form and Character and Sensitive Ecosystems.

Developer: Kim Maust, Weststone Group

Architect: Gwyn Vose, IBI Group

Landscape Architect: Oren Mizrahi, Connect Landscape Architecture

Planner: Ingrid Matthews

Urban Design Planner: Ann McLean

The City Architect noted that this is a General Development Permit and each phase will be reviewed for a Detailed Development permit in the future. Staff outlined the policy for the area and the proposed realignment of West Quibble Creek. The

height concept for City Centre was described, as well as the context of building heights in the area. Staff advised that the use and building siting were supported. The Panel was asked to comment on the overall development including the building placement, access, height, and form, including terraced podiums. As well, comments were invited on the interfaces with the public realm and neighbouring site, and proposed size and location of publicly accessible open space.

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 T. Bunting
Seconded by R. Dhall
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:

- Encourage the City and developer to look at making a more organic treatment between creek and the building project and blur the line between them.
- Consider further developing a clearer intent for the podiums – more street wall or more towers in the park.

Site

- Consider enclosing Building 1 parking access and loading area.
- Consider adding more 3-bedroom units to the overall unit mix.
- Commend the applicant in the mix of uses, including rental.

Form and Character

- Good urban design.
- Consider reallocating lower density at Building 2 elsewhere in the project to achieve more at grade contiguous open space.
- Recommend revising the unit plans for select studio and micro units to have a minimum width of 12'0" for a livable plan.
- Recommend engaging with an energy modeler at early stage of the project to shape the exterior design and direction.
- Recommend design development to explore coordination in podium levels among the three buildings.

- Appreciate stepping down of lower areas. It is done dynamically. Consider taking more of this into the podium.
- Recommend engaging with a vertical transportation consultant to ensure that the proposed elevator design is achievable.
- Recommend working with a parking and traffic consultant to ensure that TDMs are implemented to offset parking reductions in a meaningful way.

Landscape

- Develop the character of the “wellness walk” to distinguish it.
- Consider a more organic or blurred treatment between the project and the water course. A more organic or weaving treatment for the wellness walk.
- Integration of courtyard faces with creek is going to be critical which requires more attention. Encourage both the City and the applicant to work on that together.
- Consider integrating the at-grade loading/drive aisle paving treatments with adjacent outdoor amenity paving treatments.
- Consider reinforcing the sense of open space hierarchy with the paving pattern.
- Commend applicant in use of native species.
- Consider soil depths, including dropped or sunken slab, so that planters do not need to be raised, and will still provide depth to allow native plant expression to cross the walk.
- Consider solar access for urban agriculture, including locations on podium level, facing south.
- Consider incorporating education and interpretation opportunities into the general design, prior to detailed Development Permit.

CPTED

- No specific issues were identified.

Sustainability

- Consider utilizing the energy model to inform the design process and use future climate files to best understand the resiliency of the project.
- Consider comprehensive EV and Electric Bike charging strategies.
- Consider enhanced bicycle parking, repair and maintenance facilities.
- Consider vegetated upper roof for western tower particularly.
- The south-west corners will be subject to overheating. Consider Computational Fluid Dynamic for south-west units in Tower B.
- Consider exterior shading strategies.
- Consider making use of balconies of other features to reduce heat gain.

Accessibility

- Consider two to four more accessible parking spaces for residential parking.
- Locate elevator call buttons panel horizontally.
- Provide power doors and accessible call buttons.

- Consider 5% of units be disabled adaptive.
- Recommend that indoor and outdoor amenities be accessible from all units.
- Provide wheelchair access to balconies in adaptable units.
- Provide a minimum of 3 metres for disabled access including boardwalks.

2. Time: 5:06 p.m.

File No.: 7921-0020-00
 Address: 15738 – 85 Avenue
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Development Permit to allow one 6-storey residential apartment building with 163 units.
 Developer: Matt Reid, Dawson & Sawyer
 Architect: Lance Barnett, Barnett Dembek Architects Inc.
 Landscape Architect: Mary Chan Yip, PMG Landscape Architects
 Planner: Leita Martin
 Urban Design Planner: Sam Maleknia (Ann McLean)

The City Architect explained that this is a Detailed Development Permit, following a General development Permit and advised that staff have no specific issues. Staff worked with the applicant to advance the design and support the project. The Panel was asked to comment on the architectural expression, materials and detailed form, as well as the interface at the public realm, including plazas.

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 M. Derksen
 Seconded by R. Jenkins
 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 stronger connectivity between the indoor and both outdoor amenity spaces.
- Consider increasing the amount of indoor amenity space and possibly making use of the 5th floor deck.
- Consider more diversity uses of outdoor amenity such as a vegetable garden and more outdoor seating.

- Consider indigenous species.
- Recommend running an energy model as soon as possible and encourage future climate models be used to better understand overall resilience.
- Consider bicycle charging.

Site

- Consider a direct connection between building corridor and outdoor amenity.
- Recommend engaging discussions with Surrey Fire Service with respect to location and proximity of the exist stairs to the main lobby.

Form and Character

- The restrained architectural expression is appreciated.
- Recommend utilizing alternative colours to the ground floor entries to be more cohesive with the rest of the building colour palette.
- Reconsider the use of the tan-coloured panel, especially on the street facing elevations.
- Excellent use of brick, especially at the main entry.
- Generally, good use in window to wall ratio. Increase the amount of glazing into the ground floor suite living spaces.
- Consider expanding the indoor amenity area to offer some other uses that are within the building such as fitness and private working-from-home areas and review the total indoor amenity being provided between Lot 1 & 2 as it relates to the bylaw requirements.

Landscape

- Consider further programming of the central courtyard landscaping to offer some urban agriculture areas without detracting from the open space for flex uses.
- Consider reducing the cross-slope of the outdoor amenity to better accommodate volleyball and soccer play.
- Consider more outdoor seating options.
- Simplify the pathway connections around the outdoor amenity.
- Consider plant palette with more native species – native deciduous trees mentioned in overview, but not found on plant list.
- Avoid tropical hardwoods including Ipe for landscaping furniture to reduce strain on tropical forests. Thermally modified ash is one durable, cost-effective alternative.
- Consider pollinator garden.
- Consider better connectivity between indoor and outdoor amenities.
- Planting does not accentuate or reinforce pedestrian movement lines.
- Consider use of integral colour concrete paving in other ways, that relate to building and open space uses, animation, wayfinding.
- Consider removing western row of trees in the courtyard to provide more light into the outdoor amenity area.

- Consider the overall development and whether design principles and concepts shared throughout to create a unified design including plants and materials.
- Provide site lighting plan.

CPTED

- No specific issues were identified.

Sustainability

- Recommend 100% EV ready parking in the parkade with some chargers installed at time of occupancy.
- Recommend engaging with BC Hydro to ensure adequate service capacity for anticipated loads for EV charging.
- Recommend adding electric bicycle charging infrastructure at storage rooms.
- Recommend engaging with an energy modeler to ensure compliance with applicable energy codes.
- Consider utilizing the energy model to inform your design process – use future climate files to best understand the resiliency of the project.
- Consider adding electrical bicycle charging facilities.
- Use electronic/fob for stairwell safety for future flexibility. Consider measures to promote the use of stairs including transparency.
- Consider a heat pump for hot water solution. BC Hydro may provide funding.

Accessibility

- Recommend 5% of units be disabled accessible including balconies (8 units).
- Recommend that entrance call button panels be accessible.
- Provide level access to indoor and outdoor amenities.
- Recommend that the elevator panel button be accessible.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 8, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:45 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair