
Present:

Panel Members:
W. Chong, Chair
T. Bunting
N. Couttie
M. Derksen
R. Jenkins
I. MacFadyen
L. Mickelson
M. Patterson
S. Slot
B. Wiebe

Guests:

Mary Chan Yip, PMG Landscape Architects
Bryce Rositch, RH Architects
Rocky Sethi, 105 Surrey Adera Projects Ltd.
Sarah Bingham, 105 Surrey Adera Projects Ltd.
Emma Cartwright, 105 Surrey Adera Projects Ltd.

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
W. Siegner, Associate Planner

A. RECEIPT OF MINUTES

It was

Moved by N. Couttie
Seconded by L. Mickelson
That the minutes of the Advisory Design

Panel meeting of July 8, 2021, be received.

Carried

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

File No.: 7920-0290-00
Address: 10474 – 132 Street and 13228/13240/13248/13256 and
13272 – 105 Avenue
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from RM-D and RF to CD (based on RM-70);
Subdivision (consolidation) from six (6) lots to one (1) lot
and Development Permit for Form and Character to
permit the development of two, 6-storey buildings
containing 248 dwelling units over two (2) levels of
underground parkade in City Centre. The development
is set to proceed over two (2) phases.
Developer: 105 Surrey Adera Projects Ltd. – Rocky Sethi
Architect: RH Architects – Bryce Rositch, Architect AIBC
Landscape Architect: PMG Landscape Architects – Mary Chan Yip, BCLSA
Planner: Christa Brown
Urban Design Planner: Sam Maleknia

The Urban Design Planner outlined the policy for the area and the surrounding context with active applications adjacent to the subject site. He also outlined the Development Application that includes a rezoning and development permit, and advised the proposal meets the OCP and City Centre designations for the site.

The Urban Design Planner advised that staff have no specific issues with the overall form of the development, architectural expression, and public realm; however, he indicated that there is an Indoor Amenity Space shortfall (providing 40% of required).

The Panel was asked to comment on the overall site planning, landscape concept, massing and form, the architectural expression of the buildings, and public realm interfaces.

The Project Architect presented an overview of the architectural concept, site plan, building plans, streetscapes and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by N. Couttie
Seconded by L. Mickelson
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;
2. Recommend that the landscaping submission return to staff for further development; and
3. Direct staff to report back to the Panel on the final indoor amenity space calculations for the project.

Carried

It was Moved by N. Couttie
Seconded by L. Mickelson
That the Advisory Design Panel (ADP)
recommend that the City consider revising the Zoning Bylaw to calculate indoor and outdoor amenity spaces under a single amenity space value.

Carried

Key Points:

- Recommend further design development for more indoor amenity space
- Recommend laying out the indoor amenity spaces with furnishings/equipment to understand the spatial requirements and its resultant occupant load for usability.
- Consider utilizing the energy model to inform the design process and use future climate files to best understand the resiliency of the project.

- Recommend a comprehensive Lighting Plan for the central courtyard to ensure amenity areas are well lit and provide additional level of aesthetic amenity.
- Recommend further design development on the water feature at the central courtyard; suggest better integration with programmed spaces.
- Recommend air conditioning to be provided in all units.
- Consider comprehensive EV and Electric Bike charging strategies
- Suggest reviewing Zoning By-law minimum requirements with the consideration of future influx of EV use.
- Consider expanding EV Charging infrastructure to incorporate some chargers at time of occupancy, in addition to rough-ins throughout the parkade.
- Consider further design development to the inner courtyard overlook issues.
- Recommend more transparency (glazing) at the exit stairs facing the exterior walls at Building A & B

Site

- Applicant commended for programming of outdoor and indoor amenity spaces working in unison. The combination of well-programmed indoor amenity space with an abundance of covered outdoor amenity space is a nice innovation, as multiple useable outdoor spaces can be very valuable to residents.
- Consider spatial requirements at the front porches; grade transition may require additional risers; recommend applicant check with code consultant regarding location of gate for stairs that have more than 3 risers.
- Consider maximizing outdoor courtyard space with adjacent/relocation of the mechanical exhaust vents.
- Consider additional seating area in the courtyard.
- Encourage further design development for the exterior courtyards; suggest more integrated connection & path between courtyards.
- Encourage further design development at the ground plane building corners/edges to allow for more public use.

Form and Character

- 6 storey building form is a good fit in this location.
- Applicant commended for pursuing a coordinated approach to a design utilizing Smartwood™ (Mass Timber) and “Fitwel” Certification.
- Encourage further design development of the vertical wing wall on both buildings; suggest better integration and incorporation with the current horizontal massing of the building(s).
- Encourage further design development for the Roof Top Outdoor Amenity guard rails; with the noted program use (golf putting), ensure safety and usability.
- Encourage further design development for more coverage over outdoor spaces with canopies, consider infra-red heaters under canopies to encourage usability year round
- Consider adding expanded parcel storage and delivery options for residents beyond Canada Post standards.
- Review material choices and relationships between CLT and cementitious material.

Landscape

- The applicant has submitted a comprehensive package and provided a thorough presentation on what appears to be a very good project, and the amount of exterior amenity area provided is commendable.
- Consider edge conditions at the corners where there are private spaces that could be utilized by the public, provide benches.
- Consider ground floor planter boxes at front porches to a 3.5' high maximum.
- Review the location of planters on roof deck in relation to guard rail.
- Design development to ensure that the parkade slab is below grade with no exposed waterproofing.

CPTED

- No specific issues were identified.

Sustainability

- See Key Points.

Accessibility

- Recommend inclusion of adaptable units in Building B.
- Recommend emergency call button panel in the elevator and lobby.
- Recommend that the amenity restrooms be Accessible.
- Recommend that all entrance doors are power doors with call buttons.
- Designated Accessible parking stalls should be placed close to the elevator(s).
- Consider placing the elevator and entrance call panel horizontal.
- Recommend flush floor to access all balconies.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 12, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 4:41 p.m.

Jennifer Ficocelli, City Clerk

Winston Chong, Chair