
Present:

Panel Members:

R. Drew, Chair
W. Chong
N. Couttie
M. Derksen
R. Dhall
M. Heeney
M. Pasqua
J. Packer
S. Slot
B. Wiebe

Guests:

Jonah Gamblin, ZGF Architects Inc.
Joseph Fry, Hapa Collaborative
Bob Ransford, Century Group
Patrick Cotter, ZGF Architects Inc.
Stefan Melnyk, Century Group
Zubin Billmoria, DF Architecture
Mary Chan Yip, PMG Landscape Architecture

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
L. Blake, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by N. Couttie

Seconded by M. Heeney

That the minutes of the Advisory Design

Panel meeting of September 27, 2021, be received.

Carried

B. NEW SUBMISSIONS

1. Time: 3:00 p.m.

File No.: 7921-0171-00

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed Detailed Development Permit (Form and Character) for Phase 2 of Century Group's Century City Holland Park development to permit two residential high-rise towers (34 and 39 storeys in height) with west facing ground-oriented townhouses, for a total of 763 market residential units and a net FAR of 4.62 (for Phase 2 only). There is no change in the current zoning proposed.

Address: 9873 King George Boulevard

Developer: Bob Ransford, Century Group

Stefan Melnyk, Century Group

Architect: Patrick Cotter, ZGF Architects Inc.

Landscape Architect: Joseph Fry, Hapa Collaborative

Planner: Jennifer McLean

Urban Design Planner: Ann McLean

The City Architect advised that the rezoning and General Design Permit for the site were reviewed by the Panel at the December 12, 2019 meeting, which addressed the general form, height, siting, access and public realm interface. At that meeting, the Panel supported the massing and mix of uses, and requested that tower separation and the completion of the courtyard be considered through Phase 2. The Panel recommended further development of the private and public interface in the central courtyard, additional privacy management and overlook between the residential buildings. Phase 2 generally conforms with the form as approved as part of the General DP.

The Panel was asked to comment on

- The overall architectural and landscape expression, in particular the architectural materials and detailed form, including any accent colours;
- The architectural interface at the pedestrian lane and street edges; and
- The public realm interfaces, including the public spaces of the corner plazas and the pedestrian lane along the west side.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Heeney
Seconded by R. Dhall
That the Advisory Design Panel (ADP)

1. SUPPORT the project and recommend 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.
Carried

Key Considerations

- Recommend design development to the middle townhouse stair placement so the elevation maintains rhythmic order.
- Recommend design development to strengthen the townhouse and tower interface by strengthening the interface idea, developing a stronger interlocking or creating a stronger reveal.
- Consider functional space on the townhouse roof or implement a green roof.
- Consider security issues related to the connection from the indoor spaces to the courtyard.
- Recommend design development to ensure the material matching of the snap cap frames on the tower.
- Recommend design development of the horizontal shift in the tower.
- Recommend design development to the physical connection from the social lounges to the northwest corner plaza and provide a direct connection in and out.

Site

- The corner plazas are well handled and have their own character.
- Continue developing the design addressing earlier concerns regarding tower separation between the office space and northwest towers.
- Suggest implementing electric bicycle charging stations.

Form and Character

- Encourage using the townhouse roof for residential use and trellis work to address overlook issues.
- Commend the indoor and outdoor amenities promoting social interactions.
- Recommend design development to the tower penthouse roof elements and encourage the amalgamation of the rectangular form or strengthen the vertical expression.
- Recommend additional articulation of the horizontal shift in the middle of the tower.
- Consider reducing the horizontal shift expression in the tower and allowing more vertical elements to be expressed from grade to the tower top.
- Specify the colors and products to be used and ensure they are durable and not fade over time.
- Ensure the public realm interface is completed, even if all quadrants are not completed due to phasing.

Landscape

- Recommend more covered spaces in the courtyard.
- Appreciate the small roof amenities.
- Appreciate the orchard and its connection to the food hall.
- Recommend moving elements in the courtyard to the side to make the movement through that space stronger.
- Consider a more direct connection between the building circulation and outdoor decks.
- Encourage additional weather protection in the courtyard.
- Consider site lighting in the shade garden
- Commend the public access to the courtyard. Encourage its activation with an amenity such as a coffee shop.

CPTED

- Consider security issues related to the connection from the indoor spaces to the courtyard.

Sustainability

- Appreciate that the building includes mechanical cooling.
- Suggest reviewing the operable window areas to promote passive ventilation and cooling.
- Consider installing air conditioning for all units.
- Appreciate the bicycle access on a single plane.
- Consider turning the bicycle maintenance area into a makers' space, as it may get more use.

Accessibility

- Appreciate that 6-9% of units are accessible and adaptable.
- Recommend flush thresholds be utilized for balconies in accessible and adaptable units.
- Consider the installation of visual fire alarms.
- Appreciate that the Applicant has exceeded the accessible parking requirements. Recommend that the accessible stalls be assigned to adaptable units.
- Appreciate that the entrances are accessible. Consider wave or motion activated door-sensors.
- Recommend audible floor call-outs, braille and tactile buttons and hand rails be installed in elevators.
- Consider an accessible fitness package and washrooms for amenity spaces.

2. 4:35 p.m.

File No.: 7921-0018-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Proposed rezoning and Development Permit to allow for a 5-storey apartment, containing 67 units.
 Address: 1670/80/90 – 154 Street
 Developer: Balraj Mann, Manorlane Properties (Semiahmoo) Inc.
 Architect: Jessie Aurora, DF Architecture
 Landscape Architect: Mary Chan Yip, PMG Landscape Architecture
 Planner: Keith Broersma
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff do not have any specific concerns regarding the use, form or density.

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

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 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 Considerations

- Commend the retention of trees onsite.
- Consider refining the exterior elevations, form, materials and colors.
- Consider reworking the corner plaza and Unit D2 to provide more privacy for the unit.
- Recommend lowering the south wing of the building and having an exception to the patio requirement for the extended grade change to keep the hallway level.
- Recommend reducing the amount of amenity floor area dedicated to circulation.
- Encourage rethinking the relationship of the play area to its adjacent uses.
- Engage with the energy modeller to ensure the design development is informed by energy modelling.
- Recommend a minimum of 5% accessible or adaptable units.

Site

- Suggest reducing the slab height change between outdoor and indoor amenity.
- Recommend keeping the main lobby elevator level with the elevator.

Form and Character

- Suggest that the building form requires simplification – reduce unnecessary elements and number of materials; consider detailing.
- Recommend reducing or refinement of the balcony edges.
- Suggest that the columns can be thinner to keep the horizontality stronger.
- Consider the three-storey datum of existing context.
- Encourage working with City staff to see what can be achieved with the vertical separation requirements along 154 Street.
- Recommend a solution to bring the building down to decrease the severity towards the eastern edge.
- Review the relationship of the vehicle entry bay and the bay above.
- Review changes in building form to increase light into the amenity area

Landscape

- Consider more seating spaces in the plaza to make it more interactive.
- Consider providing a rooftop outdoor amenity space.
- Consider providing access from Unit A patios to the outdoor amenity space.
- Suggest that the fire bowl and social seating areas could benefit from additional privacy.
- Consider removing the second set of stairs from the outdoor amenity area to create more functional space.

CPTED

- Appreciate the volume of windows in parking vestibule.

Sustainability

- Consider future climate files for energy and thermal comfort modelling to ensure livability in the future.
- Consider daylighting the central stairwell and provide other measures to make that stairwell attractive for residents to take the stairs.
- Consider mechanical cooling and electrification of heating and cooling systems.
- Consider using LED lighting throughout.
- Recommend providing designated bicycle access to the parkade and bicycle lockers.

Accessibility

- Recommend the elevators be flush to the entrance.
- Recommend audible floor call-outs, braille and tactile buttons and hand rails be installed in elevators.
- Consider installation of visual fire alarms.
- Consider an accessible fitness package and washrooms for amenity spaces.
- Consider accessible fitness equipment.
- Recommend an accessible harvest table for the courtyard.
- Consider wave or motion activated door-sensors.
- Recommend flush floor to access all balconies.
- Recommend that the accessible stalls be assigned to adaptable units.
- Recommend increasing the accessible parking stalls to at least four.
- Consider automatic door openers for bicyclists.

C. OTHER BUSINESS

1. City Parkway Public Realm Treatment

Ann McLean, City Architect, provided a presentation regarding City Parkway public realm treatment. The following information was highlighted:

- Significant development is anticipated along City Parkway and it is expected to transform in its appearance and use, becoming more transit-oriented. Following the demolition of the North Surrey Recreation Centre and the development of Centre Block, the transit bus loop will be relocated. 102A Avenue will also be created as development occurs.
- City Parkway will not adhere to the City's collector road standards, which includes two rows of traffic, parking, bicycle lane, trees and sidewalks. North of 102A Avenue of the road will have bus priority lanes with up to four metres of sidewalk dedicated for bus queuing. It will allow intermittent landscaped areas with trees planted. The south of 102A Street the road will feature more trees and no bus stops.

- The public realm of City Parkway will include public and private components. The vision for City Parkway is to have a vibrant, multi-modal street with patios and merchant display areas. Staff are seeking a consistent approach for the private components on the east side of City Parkway.
- There are currently two in-stream applications on City Parkway that are proposing pavers in a brick format with horizontal banding towards the building entrances.

The proposed approach utilizes Civic Plaza as an inspiration and would include a standard collection of materials in grey tones, aligning the pavers in a north-south orientation with rectangular tree wells and consistent use of tree species. Unique accents at building entries can be considered.

In response to a question from the Panel, Ms. McLean advised that a General Development Permit for Centre Block has been approved. The materials used for Centre Block could be different but still relate to the rest of City Parkway. Ms. McLean also clarified that unique accents could be considered for main entrances to office spaces or residential buildings, but not for Commercial Retail Units (CRUs).

The Panel expressed support for the proposal, noting that a limited material and color palette with a variety of patterns will make City Parkway look uniform but not regimented. The following additional comments were provided:

- The quality of the material used will be important.
- Consider bottlenecking in high traffic areas, such as transit pick-up and drop-off locations.
- The grey aesthetics are good for high contrast areas. Consider using accent edges or contrast strips for grade changes, such as curb cuts.
- A wider setback for City Parkway between Central Avenue and 102 Avenue could be considered to accommodate additional traffic.
- A mid-block pedestrian crossing adjacent to the SkyTrain Station could be considered.
- Consider the "curb to couch" experience for residents and building tenants along City Parkway.
- Public art could be incorporated into the entry of a major building along City Parkway. A covenant could be registered with the strata or office building to ensure long-term maintenance. The entry to the Exchange Hotel in Vancouver was cited as an example.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 18, 2021.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:15 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson