

Present:

Panel Members:
 R. Drew, Chair
 E. Kearns
 G. Brumpton
 I. MacFadyen
 J. Azizi
 M. Heeney
 M. Patterson
 N. Couttie
 R. Jenkins

Guests:

Kirpa Garcha, Archstone Projects
 Ruchir Dhall – AIBC & BCSLA, Architecture Panel Inc.
 Shehzad Somji, Pacific Reach
 Martin Bruckner, IBI Group
 Jeff Mok, IBI Group
 Kim Solar, IBI Group
 Hanna Brus, IBI Group
 Wilson Yew, IBI Group

 Justin Taylor, dkl
 Peter Kreuk, dkl

Staff Present:

A. McLean, City Architect
 W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was Moved by R. Jenkins
 Seconded by R. Drew
 That the minutes of the Advisory Design
 Panel meeting of December 16, 2021, be received.
Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7921-0147-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from Urban to Multiple Residential; NCP Amendment from “Townhouses 1.3 FAR” to “Low Rise Apartment 1.6 FAR”; Rezoning from RA to CD (based on RM-70); Subdivision (Consolidation) from 3 lots to 1 lot; Development Permit for Form and Character; and a Housing Agreement in order to permit the development of a 5-storey building containing 52 secured market rental units over one (1) level of underground parking in the Guildford-104 Avenue Corridor Plan area.
Address:	15711/15721/15729 – 104 Avenue
Developer:	Archstone Projects (Kirpa Garcha)
Architect:	Ruchir Dhall – AIBC, Architecture Panel Inc.
Landscape Architect:	Ruchir Dhall – BCSLA, Architecture Panel Inc.
Planner:	Christopher Lumsden (Interim: Misty Jorgensen)
Urban Design Planner:	Ann McLean, City Architect, for Sam Maleknia

The City Architect advised that staff support the form, use, and siting of the project.

The Panel was asked to comment on the overall form of development including its height in the context, the interfaces with the public realm and neighbouring sites, and the character of the building in the neighbourhood context.

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 Norm Couttie
Seconded by Emily Kearns
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 development of the parkade slab-particularly how the main east / west slope meets the lower parkade ramp.
- Consider further development of the parkade with respect to visitor access, moving, loading, and waste management.
- Consider adding second gate between visitor and resident parking.
- Consider further design development of the expression of the southwest (chamfered) corner.
- Consider relocation the exterior bike parking to south yard, adjacent to the lobby.
- Reconsider the paving pattern at the main entry to address concerns regarding legibility with people with visual disabilities.
- Consider further development of the façade vocabulary; rationalize the use of frames.
- Consider distilling the material and colour palette and applying them in a more disciplined manner.
- Consider relocating landscaping notch along north band of landscaping to offer a more contiguous patio space for the residents. Maximize the patio area. Reconsider width of lane walkway.
- Consider providing more unprogrammed open space at roof top outdoor amenity.
- Consider providing enclosed access to the amenity floor, either by enclosing the access corridor and/or looking at a rear door on the elevator.
- Considering recessing suite entries to help visually break the length of the corridor.
- Consider basing your energy modeling on future climate files; provide cooling or at least prepare the building for cooling to be installed at a later date.

Site

- Overall siting, landscaping, and building orientation done well.
- Good townhouse expression.

Form and Character

- Carefully review the parkade level to make sure that it addresses the functionality of the following:
 - Moving vans (rental projects typically have more frequent turnover)
 - Visitor parking security, access, and second gate.
 - Garbage and recycling pick-up
- Consider flipping the visitor bike parking to the east of the entry on 104 Avenue to provide more unit privacy and better public overlook of the bicycles to deter theft.
- On 157 Street (and east elevation), consider expressing fin walls/ 'portals' elements as larger and more robust, to double as solar shading devices.
- Consider the addition of larger windows on the elevation along 157 Street to activate this elevation and allow more natural light into suites (especially Unit A1).
- Review exiting to 104th from eastern exit stair and introduce an additional landing and stairs to grade, or a separate hallway access next to the stair, to ensure exiting works; revise elevations to suit.
- Provide some private outdoor space (i.e.: a balcony) for unit 108 on Level 1, as it appears from the sections/plans there is clearance above the underground parking ramp to provide this space.
- Consider reviewing the bedroom windows as they are very close and facing each other, which impacts the privacy of the units.
- There is good sun exposure for the rooftop amenity. However, take advantage of the view of the North and North-East. Recommend adjusting the outdoor space or shifting the area to the East and North.
- Strengthen the entry expression.
- Consider increasing the depth/length of the entry vestibule and making the entry more welcoming.
- Consider further design development to the lobby to allow for more space and better circulation. Recommend taking the corner as the lobby and shifting the door to 104 Ave.
- Consider adding expanded parcel storage within the lobby.
- Recommend recessing unit entries to break up the length of the main corridor.
- Closely review unit plans to ensure that they are functional and maximize natural light.
- Consider enlarging the living room window in the units on the west elevation.
- Consider further design development to the small balconies on level 2; ensure that they are big enough to be functional.
- Consider revisiting rooftop amenity to amend the layout so that access into and out of the space is better coordinated and take advantage of connecting the indoor and outdoor spaces.
- Consider finish materials closely for interiors to be appropriately selected for purpose built rental.

Landscape

- The project provides a good response to the grade change over the site. Landscape walls along the north edge appear to be well managed with respect to the required stepping. However, the stepping impacts the patio's which are quite small at 5' width. Perhaps consider relocating the notch in the patios for the trees to allow for a larger patio in the notch between units.
- Consider removing the small strip of planting between the bike parking and the sidewalk and adding the additional planting depth to the planting between the building and the bike parking.
- On the roof deck there appear to be quite a few amenities provided which is commendable. Consider whether the two garden plots are useful or whether this space might be better left open for circulation and gathering.
- Provide a design for the children's play area. Could be revised later once resident mix is known.
- Recommend that the play area on the roof be designed and better integrated to the rest of the amenity area. Play areas are excellent community building features on rental projects. Playground in the school requires crossing a very busy street so may not be workable for younger children.
- The planters on the roof edge appear to be quite high, to the height of the guard rail, with planting even higher. Consider dropping the height of the planters to over 2 feet, still providing buffering but not blocking views.
- Tapered sidewalk along lane will look odd. Recommend maintaining a consistent and minimized width to hopefully allow for increased size private patios.
- Recommend adding trees to planting plan in area on 157th near lane for shading and privacy. These are shown on the model views but not on the plan.
- Good to see some Magnolias on the project. However, the specified tree type is evergreen which can provide good shade in the summer but in the winter the growth habit and leaf type can make the spaces under feel very dark. It is also not clear from the sections that there is adequate soil depth for these trees.

CPTED

- The recess on east side may create an unsafe condition. Recommend a careful CPTED review.

Sustainability

- Consider using future weather files for energy modelling and passive cooling analysis; if no cooling then future proof for its provision.

Accessibility

- Consider providing an indoor connection to rooftop indoor amenity spaces, including access to the Accessible washroom.

R. Jenkins left the meeting.

2. 4:45 p.m.

File No.: 7917-0577-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning from C-35 to CD (based on RM-135 and C-8) and a Development Permit to allow a second high-rise on the western portion of the Sheraton site (15269-104 Avenue) for 280 dwelling units and 236 sq.m. of ground floor commercial space, as well as a 5,218 sq.m. office expansion to the Guildford Corporate Centre (10470-152 Street). A Development Variance Permit is required for reduced setbacks in order to allow retention of the existing GCC building.

Address: 15269-104 Ave (Sheraton)
 10470-152 Street (GCC)

Developer: Shehzad Somji
 Architect: Martin Bruckner
 Landscape Architect: Justin Taylor
 Planner: Donald Nip
 Urban Design Planner: Ann McLean, City Architect, for Sam Maleknia

The City Architect advised that the staff have worked with the applicant to develop a workable solution for this significant addition and generally support the proposal.

The Panel was asked to comment on the form and use of each component including both the Guildford Corporate Centre (GCC) and the hotel residential, the form and character of the proposed tower relative to the existing hotel, the treatment of the interface to the residential neighbour, and all public realm interfaces.

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 M. Patterson
 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

One Panel member suggested that the proposal warranted support, but expressed interest in seeing the resolution of some of the recommendations.

Key Points

- Considering providing temporary loading/unloading stalls adjacent to the residential tower parkade lobbies to facilitate grocery unloading activities.
- Consider increasing the number of active uses at grade along 104th Avenue.
- Consider providing a step or other measures to recognize and pay homage to the height of the Sheraton tower.
- Consider additional sun shading on west façade to help manage solar heating on that façade.
- Consider narrowing the width of the south façade. Work with the City to relocate the density to the top of the tower. Consider a purer rectangular form.
- Consider further landscape or amenity development of the existing Sheraton podium roof top.
- Consider enhancing the experience of moving between the GCC and the residential lobby. Provide over-head protection for path connecting residential parking structure at GCC and the residential tower. Consider a more formal expression at the west tower entry.
- Consider providing a pedestrian route through the block.
- Consider further development of the southeast plaza that addresses potential CPTED concerns.

Site

- Commend the proponent for taking a high-density urban infill approach.
- Appreciate applicant's attempt to revitalize the area.
- Good design solution given all constraints. Elegant solution to parking.
- Project team to be complimented for a very complete application for what appears to be a tight and challenging site.

Form and Character

- The overall form of the building is simple and elegant.
- Appreciate entire presentation. Good form and character, and attractive project.
- There appears to be a considerable amount of very visible membraned hotel roof evident in the renderings and 3D views. Applicant should consider opportunities to provide softening of this roof when viewed from the new residential tower through application of coloured gravels, low profile green roof or other such interventions.
- Consider providing an attractive mid-block pedestrian crossing that can be further improved when the neighboring properties are developed. This could also help improve the residents' experience travelling from the parking structure to their units.
- Consider modifying the residential tower massing (stepping) and fenestration to more specifically relate to the Sheraton tower height and expression. The overall new tower height could be increased to offset any loss of floor area from the stepping.
- The indoor and outdoor amenity allocation on different levels sounds generous. However, the outdoor amenity on Level 7 is broken into many parts, which would be better connected to each other; encourage connectivity with the outdoor amenity.

- North-south orientation of residential tower of site is challenging for energy efficiency, but given site limitations, other options can't be achieved. A large portion of building is facing west, which has unprotected sunlight and prevents getting advantage of the north mountain view. The balconies work very well for sun shading but because of west-facing windows, some vertical shading as per the City of Surrey's DP guidelines would be advantageous.
- Proximity of the new residential tower to the existing hotel is a concern as it impacts the character of the residential tower, privacy of residential and hotel units. Recommend further design development to the podium layout.
- Guildford is an important urban centre and a regional shopping destination. 104 Avenue is the main corridor on Guildford and would encourage making the south side of the tower more vibrant, pedestrian and community friendly. Currently it is not inviting enough. Recommend further articulation at floor level on the south side, which would give more energy to that part.
- CRU could benefit from increased walkway width along the driveway for better access and visibility.
- Recommend further design development to exposed concrete balconies.
- Design development on the extrusion of the GCC building may be required. A reveal or step may help merge new and old façade materials and reduce the massing facing adjacent residential uses.
- Explore an alternate footprint for the new floors of the GCC to achieve sun shading.
- Improvements to public realm are well handled given the constraints.

Landscape

- The walkway along the west side is long and isolated. The applicant's suggestion of adding weather protection for this walkway is supported, but also consider more visual permeability from the west side of the lobby onto this walkway, there appears to be quite a wide swath of planting isolating the walkway from the building.
- Ensure that the tree planters in the parking lot are maximized to provide the soil volumes required for the trees to mature and to provide a pleasing visual relief from the asphalt parking.
- Recommend adding more landscaping to the public realm to make that area wider, and to provide a softer and gentler edge especially at the currently sharp corner of CRU to invite people to stop and to encourage social interaction.
- Exterior amenity at level 7 appears well organized relative to the interior amenity.
- Uppermost roof is not the best location for the community garden amenity. Consider an amenity that provides for larger enjoyment for all residents. No doubt there is a commanding view from this location and good solar aspect.

- Consider relocating the community garden from the 31st floor roof and adding several community garden “pods” on the hotel ballroom roof, connected to the Level 2 amenity space with a bridge over the entry driveway. This would help beautify the large hotel roof area, provide meaningful community garden areas, and add a “Wow” design factor.

CPTED

- Recommend carefully considering pedestrian experience when walking from remote residential parking to the residential entry. Weather protection noted by the applicant will help the experience.
- Recommend further design development to the corner plaza at 104 Avenue and 153 Street to increase openness to the street for visibility and to address possible CPTED issues related to limited visibility and multipoint access. Additional planting may help soften the existing blank hotel façade in this location.

Sustainability

- Commend applicant for using energy modelling early in the process.
- Consider future weather files for energy modelling, looking at passive survivability.
- Consider future potential uses that the new parkade could be converted to when the demand for parking abates in the future. Consider flat floors and higher floors to floor dimensions that could accommodate other uses.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

Marco Pasqua has stepped down from the Accessibility Advisor role.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for January 27, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:25 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson