

Present:Panel Members:

R. Drew, Chair
J. Azizi
G. Brumpton
T. Bunting
M. Heeney
E. Kearns
I. MacFadyen

Guests:

Kulwinder Thandi, Developer
Jaswinder Gabri, Flat Architecture Inc.
Caelan Griffiths, PMG Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
N. Chow, Urban Design Planner
W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by M. Heeney

Seconded by R. Drew

That the minutes of the Advisory Design
Panel meeting of February 10, 2022, be received.

Carried

B. NEW SUBMISSIONS**1. 4:05 p.m.**

File No.:	7919-0263-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, Subdivision (Consolidation), and detailed DP to permit the development of a 6-storey apartment building containing 90 dwelling units over two (2) levels of underground parking.
Address:	14037, 14047 & 14057 – 103A Avenue in Guildford Town Centre – 104 Avenue Corridor
Developer:	Kulwinder Thandi
Architect:	Jaswinder Gabri, Architect, AIBC Flat Architecture Inc.
Landscape Architect:	Caelan Griffiths, BCSLA PMG Landscape Architecture
Planner:	Christa Brown
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised the proposal generally complies with the intent of Guildford Town Centre Plan and staff is supporting of the project.

The Panel was asked to comment on overall site planning, architectural expression of the building, landscape concept, and 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 T. Bunting
Seconded by R. Drew
That the Advisory Design Panel (ADP) is
NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Carried

Key Points

- Consider adding outdoor amenity space on the roof so that the residents will have more constant access to sunlight.
- Consider further refinement of the elevations.
- Consider further development of the use of colour/materials in the project. Treat all elevations with the same rigor as the south elevation.
- Reconsider the use of the glossy white panel. It may feel more commercial than residential.
- Consider providing 100% of the required indoor amenity space.
- Recommend providing a direct access from interior corridor to the outdoor amenity.
- Review the 5th and 6th floors' massing and materials.
- Consider redesigning the layout of corner units to add more interest to the two end elevations and opportunity for better corner unit layouts.
- Consider adding daylight into the Exit Stair 1.
- Recommend ensuring dark window frames are not value engineered out of the project.
- Consider finishing the balcony stanchion brackets as the same colour stanchions.
- Consider resolving exiting in Exit Stair 2 at L1 as early as possible.
- Consider further development of SE corner plaza to address privacy concerns with neighboring suite.
- Consider deleting the diagonal path through the outdoor amenity to improve the flexibility of the space.
- Consider providing pedestrian access along the north edge of the site.
- Consider targeting 5% of your suites as Adaptable.
- Consider engaging an elevator consultant to confirm elevator requirements.
- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files to best understand the resiliency of the project.
- Consider electric charging stations for electric bike charging, and a bike maintenance facility.

- Consider providing a roof material with a higher SRI value.

Site

- The public realm interface has been well handled with configuration of patio steps and fences.
- The corner plaza on the south-east corner does not seem functional, and it impacts the privacy of the corner unit. Recommend rethinking that open space arrangement. Having that recessed space is a good idea in general.
- Find opportunity to adjust position of PMT regarding access to space on north edge.

Form and Character

- The exterior expression is not well resolved and requires significant additional design development. Given this is the first multi-family building on this block it will be very visible and so it will be setting the standard for future development. To that end, consider setting back the top two floors on all sides and providing a more consistent treatment on all sides. In addition, consider reducing the number of materials and taking the brick veneer up to the 4th floor.
- South elevation is well defined and articulated; consider similar language for the other elevations.
- The amenity door on the right is too far from the elevator. Consider more design development.
- There is no direct access from the interior corridor to the outdoor amenities. The residents must go through the indoor amenity to access to the outdoor amenity. This indirect access will impact the usage of the outdoor amenity. Recommend providing a direct access from interior corridor to the outdoor amenity.
- Edge/corner conditions on north and west elevations need further design development to better integrate with the main elevations.
- Review your underground parking ramp for potential headroom clearance issues with unit F on level 1.
- Consider consolidating all the bike storage top the north side of P1 to provide more convenient access to the entry ramp.
- Consider introducing a second elevator for functionality of this 90-unit building.
- The overall space planning and arrangement are good. However, review the interior unit layouts and make sure they are functional and livable.

Landscape

- As the proposed courtyard will be in shadow most of the year, consider further exploring options to open this outdoor amenity space to better solar orientation, or consider adding outdoor amenity space on the roof so that the residents will have more constant access to sunlight.
- The diagonal figure in the courtyard tends to create smaller space on each side. Encourage applicant to look at the landscape situation in the courtyard and adjust that program.

CPTED

- The recessed open space on level 1 on east side facing the lane can be better used. There is a potential CPTED issue.

Sustainability

- Consider rooftop amenity.
- Consider a roof material with a high Solar Reflectance Index (SRI).
- Carry out energy model and use as a design tool. Use future weather files to understand the impact on resiliency and the need for cooling.

Accessibility

- Consider introducing some adaptable units.
- Consider relocating your visitor accessible stalls closer to the elevator.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for March 10, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:30 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson