
Present:

Panel Members:

R. Drew, Chair
J. Azizi
M. Derksen
M. Heeney
I. MacFadyen
B. Wiebe

Guests:

Michael Garisto, Columbus Charities
Martin Veenhoven, Keystone Architecture
Andrew Danielson, Van der Zalm + Associates
Parm Dhaliwal, Steelix Developments
Aleksander Radulovic, 5468796 architecture
Colin Neufeld, 5468796 architecture
Eric Poxleitner, Keystone Architecture
Lukas Wykpiś, Keystone Architecture
Andressa Linhares, Keystone Architecture
Mark van der Zalm, Van der Zalm + Associates
Micole Wu, Van der Zalm + Associates
Satish Sharma, Maple Leaf Homes

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
V. Goldgrub, Urban Design Planner
L. Blake, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by I. MacFadyen

Seconded by M. Derksen

That the minutes of the Advisory Design

Panel meeting of February 24, 2022, be received.

Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.: 7921-0060-00

New or Resubmit: New

Last Submission Date: N/A

Description: Development Permit to permit a 5-storey residential building containing 89 non-market rental units for seniors. The existing two (2) buildings on site will be demolished following construction of the proposed building.

Address: 5956 – 176A Street

Developer: Michael Garisto, Columbus Charities

Architect: Martin Veenhoven, Keystone Architecture

Landscape Architect: Andrew Danielson, Van der Zalm + Associates

Planner: Sarah Cranston

Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that the proposal generally complies with the intent of the Cloverdale Town Centre Plan (TCP), and staff are supportive of the project. All apartment buildings in Cloverdale should generally provide ground-oriented units at the base of the building. The upper floor step back is recommended to scale down the building to a four-storey form, and the City usually requires balconies; however, balconies are not included in this project.

The Panel was asked to comment on the overall site planning, architectural expression, landscape concept, and the public realm interface.

The Developer provided an overview of the project, their history of providing housing for low-income seniors and community support that has been received for the proposal.

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 I. MacFayden
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 architecture and landscaping submissions return to staff for further design development.

Carried

Key Points

- Consider providing a north-south path across the site linking existing building to the outdoor amenity.
- Consider shifting the two exit stairs to the west to allow for daylighting into the corridor.
- Encourage solar shading for west facing windows.
- Consider deleting the corner "pop-ups" to simplify the expression.
- Consider adding more outdoor seating opportunities on the outdoor amenity area.
- Address privacy issues between the visitor bike parking and adjacent unit.
- Consider using energy and thermal comfort modelling to inform design development. Use future climate files to best understand the resiliency of the project.
- Consider providing cooling to the suites.

Site

- Suggest implementing a safe pedestrian zone in front of the entry lobbies to avoid potentially dangerous situations for residents.
- Having the main entry on the east and surface parking lot brings up a concern about the safety of the seniors. Consider enhancing the pedestrian access on the east side of the building and providing better separation between the walking path and parking stalls.
- Better develop the connections between the existing senior housing to the north, the new building and the shared interior and exterior amenities. Revise the documents to illustrate the amenities in the existing building and how the residents of both buildings can access and share these shared amenities in the most expeditious manner.

Form and Character

- The form and character are generally thoughtful.
- Consider simplifying the exterior façade with fewer well-detailed elements.
- Review the elevations and fenestration of the building.
- Consider shifting the two exit stairs to the west to allow for daylighting into the corridor.
- Consider reducing the materials on the façades.
- Consider deleting the "pop-ups" roof features to reduce its scale.
- Recommend reorienting or relocating some parking stalls near the south side of the entryway in order to widen the pathway.

Landscape

- Consider accessible garden plots.
- Reconsider the use of periwinkle.
- Encourage more connection to the site to the north, so the residents can easily access both amenities.
- The smaller outdoor amenity space requires more attention. Consider additional furnishings to allow for informal use.
- Consider a better pedestrian connection to the outdoor amenity.
- Consider a covered area for the outdoor amenity.

CPTED

- No specific issues were identified.

Sustainability

- Encourage air conditioning and passive cooling.
- Suggest consulting with a mechanical engineer as soon as possible.
- Suggest centralized mechanical systems.

2. 4:10 p.m.

File No.:	7921-0200-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Amendment from "Commercial to Multiple Residential", NCP Amendment from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential - 1.8 FAR" under the West Clayton NCP; Rezoning from RA to CD (based on C-5 and RM-70); Development Permit for Form and Character to permit the development of a 5-storey mixed-used building. A total of 213 residential units and 1,480 square metres of commercial floor space is proposed. 1,456 square metres of outdoor amenity area and 558 square metres of indoor amenity area are proposed. Parking is primarily underground with some surface parking.
Address:	7251, 7271 and 7291 188 Street
Developer:	Steelix Developments
Architect:	Aleksander (Sasa) Radulovic, 5468796 architecture
Landscape Architect:	Mark van der Zalm, Van der Zalm + Associates
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that the location is an important site in West Clayton and the main floor level will contribute to the neighbourhood commercial centre. The proposal generally complies with the intent of the West Clayton Neighbourhood Concept Plan and staff are supportive of the project.

The Panel was asked to comment on the public realm interface, architectural expression, and landscape concept.

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. Derksen
 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 architecture and landscaping submissions return to staff for further development.

Carried

The Panel noted that it is a compelling project with strong architectural language, and the public realm interface is expressed consistently and logically.

Key Points

- Consider brighter, more reflective and lower maintenance materials for the courtyard façade to improve the shady courtyard.
- Consider integrating rain protection to and from the commercial units, along the outside pathways/service routes between the loading/parking and the commercial spaces
- Consider incorporating the courtyard stair feature into the pixelated feature.
- Reassess the use of stormwater in the water feature.
- Consider using energy and thermal comfort modelling to inform design development. Use future climate files to best understand the resiliency of the project.

Site

- No specific site issues identified.

Form and Character

- An excellent and refreshing design that will be an awesome addition to Surrey.
- Suggest improving the connection between the residential façade and CRUs on level 1. (Upper portion of the building and the lower part).
- Consider additional wood elements on the underside of the retail portion.
- Consider how the building as a whole can be more breathable. Allowing more natural light and air flow to the courtyard.
- Review shadowing in the courtyard and consider the amount of natural light penetrating to the internal units and the courtyard.

Landscape

- Consider the vertical movement through the two courtyard levels to further engage the pixelated (terraced) planters and encourage movement.
- Consider the boundary of the play area if it is intended to be part of a potential childcare space.
- Consider the plantings in different corners and conditions given the amount of natural light.
- Consider seating opportunities and variety along the upper terrace.

CPTED

- Consider removing the CRU doors from the courtyard to protect courtyard privacy for residents.

Sustainability

- Consider more double aspect units that will provide a great opportunity for cross ventilation.

3. 5:15 p.m.

File No.:	7921-0302-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP amendment, Rezoning, and detailed DP to permit a 6-storey residential building containing 60 dwelling units over 3 levels of underground parking.
Address:	9609 & 9623 – 120 Street and 11973 – 96 Avenue in Scott Road Corridor
Developer:	Satish Sharma, Maple Leaf Homes
Architect:	Andressa Linhares, Keystone Architecture with Eric Poxleitner, Keystone Architecture
Landscape Architect:	Micole Wu, Van der Zalm + Associates
Planner:	Christa Brown
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that the proposal generally complies with expectations for the Scott Road corridor at this location and staff are supportive of the project; however, staff had anticipated commercial at-grade for this site, given the nature of this intersection.

The Panel was asked to comment on the overall site plan, land use, architectural expression, landscape concept and public interface.

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 J. Azizi
 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 relocating the lobby to the corner.
- Consider further refinement of the elevations. Refine the use of materials in the project.
- Consider further development of the use of colour in the project. Replace white with another colour in the project palette.
- Consider reducing height or eliminating corner roof forms ("pop ups").

- Consider lightening the heaviness of the hats on the rooftop forms.
- Consider stepping back the upper floor to enhance daylight access to the sites to the north and reduce the height of the street wall.
- Work with the structural engineer to reduce the visual impact of the corner columns.
- Consider deleting the “chamfer” at the corner balconies to simplify and lighten the expression.
- Consider reconfiguring the southeast corner units. Relocate balcony to south or east façade. (Not wrapping corner balcony).
- Explore developing live-work units in the ground floor suites.
- Consider relocating indoor amenity to the top floor or roof, if feasible, so that it is closer to the outdoor amenity space.
- Consider providing more variety to ground cover planting and landscaping.
- Consider using energy and thermal comfort modelling to inform design development. Use future climate files to best understand the resiliency of the project.
- Consider the potential CPTED issues regarding the location of the rear door, next to the lane.

Site

- No specific site issues identified

Form and Character

- Consider relocating the entry to the corner of the building.
- Consider stepping back the massing and providing the top floor with larger, recessed patios to soften the fit in the transitioning context.
- Reconsider the horizontal eyebrow features, especially along the roof.
- Consider reducing the height of the pop ups or their function, as they add visual weight to the project.
- Suggest consolidating bicycle storage to P1 level.
- Consider adding commercial at the ground floor

Landscape

- Suggest taller guardrails for the play area.
- Consider more diversity in the ground cover plants, including native species.

CPTED

- CPTED concerns are noted under Key Points.

Sustainability

- Recommend involving energy modelling earlier in the process to better understand passive systems and the need for active systems.

C. OTHER BUSINESS

This section had no items.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for March 31, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:03 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson