

**Present:**

**Panel Members:**

R. Drew, Chair  
J. Azizi  
G. Brumpton  
K. Deol  
M. Heeney  
R. Jenkins  
E. Kearns  
I. MacFadyen

**Guests:**

Rupinder Cheema, Kekinow Housing Society  
Carmen Lawson, Luma Development  
Management  
Molly Chan, Architect AIBC, NSDA Architects  
Jennifer Stamp, BCSLA, Groundswell  
Landscape Architecture  
Orod Aris, Architect AIBC, IBI Group  
Martin Bruckner, Architect AIBC, IBI Group  
Daryl Tyacke, Eckford Tyacke & Associates

**Staff Present:**

N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
S. Gill, Recording Secretary

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**A. RECEIPT OF MINUTES**

It was

Panel meeting of June 9, 2022, be received.

Moved by E. Kearns

Seconded by J. Azizi

That the minutes of the Advisory Design

Carried

**B. NEW SUBMISSIONS**

1. 3:05 p.m.

File No.: 7921-0189-00

New or Resubmit: New

Last Submission Date: N/A

Description: Rezoning and detailed DP to permit two (2) residential buildings and one (1) mixed-use building containing approximately 175 affordable rental dwelling units for people of Indigenous ancestry, as well as 575 sq. m. of ground floor commercial in the mixed-use building, all with underground parking. The project is proposed to be phased with the two residential buildings constructed in Phase 1 and the mixed-use building in Phase 2.

Address: 9537 Prince Charles Boulevard

Developer: Rupinder Cheema, CEO, Kekinow Housing Society  
Carmen Lawson, Development Manager, Luma  
Development Management

Architect: Molly Chan, Architect AIBC, NSDA Architects

Landscape Architect: Jennifer Stamp, BCSLA, Groundswell Landscape  
Architecture

Planner: Christa Brown

Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

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

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by E. Kearns  
Seconded by M. Heeney  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

#### Carried

The Panel supported the project in general, stating it was an admirable project that the design team has handled it well, particularly given the challenging BC Housing financial constraints.

#### Key Points

- Generally, the building form and character are quite thoughtful and reasonable
- Consider further development of residential entries, and improve the visibility
- Consider additional cultural measures to the design to reflect the community values.
- Consider developing a more organic shape to the patios at grade.
- Consider providing rain protection between buildings 1 and 2.
- Consider the material of the turnaround; the grass grid may shift with the movement of vehicles
- Consider ethnobotany when further developing the landscaping planting strategy.
- Consider providing rooftop outdoor amenities.
- Consider providing seating at the building entries.
- Consider providing adaptive and Accessible equipment at the outdoor amenity areas.
- Consider using energy and thermal comfort modelling to inform your design development.
- Use future climate files (2050/2080) to best understand the impact of shock events and the overall resiliency of the project.

#### Site

- Suggest more activation of/eyes on the street on the Prince Charles St frontage, Building 1.
- Reconsider the at grade residential entries and the wayfinding; they could also be more inviting.

#### Form and Character

- Review the north side patios on the southeast building comparing to those on the south side. Consider widening those patios.
- Recommend shifting the indoor amenity more to the center to allow easier access for the east building.
- Recommend exploring more architectural and landscape elements that can celebrate indigenous cultural values.
- Consider a more identifiable entry & presence of entry on both buildings 1 & 2 (Phase 1), both internally and from Prince Charles.
- Consider relocating laundry/office at Building 2 main floor to allow for a more inviting entry, with space to sit while awaiting pick up/drop off.

#### Landscape

- Indoor and outdoor relationship of the amenity spaces is positive.
- Overall, the landscape area and concept are very well resolved
- Consider rooftop amenity for residents.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Energy Modeling should be used as a design tool to support in cost effectively meeting energy codes, consider utilizing future climate files and responding to those needs, response to climate resiliency and consider future shock events and understanding how building responds to cooling / heating being turned off.

#### Accessibility

- Consider increasing Accessibility at public entrances particularly the amenities and incorporating more wayfinding/signage that incorporates cultural aspects
- Consider incorporating Accessible/universal design features in playground areas.

2. 4:20 p.m.

File No.:	7921-0270-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed development application to allow for a 43-storey mixed-use building with 516 residential units and 343 square metres of commercial/retail on the ground floor.
	The application includes an OCP amendment to allow for the proposed density of 11 FAR, a City Centre Plan amendment to amend the designation from High-Rise 5.5 to Mixed-Use 7.5 FAR, Rezoning, Development Permit, Subdivision, and a Housing Agreement to secure for the proposed residential rental units. A total of 516 residential units are proposed. The east-west lane is proposed to be closed and consolidated as well as a portion of 103 Avenue. A land exchange is underway with the City to create the subject development site and the future bus layover site, adjacent to the east.
Address:	13387 102A Avenue, 10262 133A Avenue, 10284 133A Avenue and 13390 103 Avenue
Developer:	ML Emporio Properties
Architect:	Orod Aris, Architect AIBC, IBI Group Martin Bruckner, Architect AIBC, IBI Group
Landscape Architect:	Daryl Tyacke, Eckford Tyacke & Associates
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, wayfinding, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by J. Azizi  
Seconded by K. Deol  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.

Carried

The Panel supported the project in general, stating it is fundamentally a good scheme and well thought out.

#### Key Points

- The tower form aligns with City of Surrey's energy efficient design policy.
- Review the potential SFU site development.
- Glad the amenity requirements are met and succeeded for the exterior
- Landscape plan is well resolved.
- Consider the articulation of the building façade where the tower footprint connects the lower part of the podium specifically on east side, needs some improvement. The current joint or transition line is not fully defined.
- Consider the color pattern on lower podium on north side looks reasonable but on east side has made the façade quite busy. It may not give a great pedestrian experience.
- Consider moving rental handicap parking closer to rental building elevators.
- Provide universally Accessible washrooms in all amenity spaces
- Considering incorporating adaptable/Accessible units

#### Site

- No specific issues were identified.

#### Form and Character

- The overall building form and character is quite cohesive, simple and elegant design.
- Consider having horizontal and vertical features in the tower and podium to have well-balanced composition.
- Further consider the material transition on the east elevation between the podium & tower; consider further emphasis of the H forms on the east and west, to marry the esthetic with the north & south facades.
- Consider providing covered or indoor access to the shared Indoor Amenity on Level 8, for the rental component.
- Consider decreasing the contrast of the colour palette of the metal panel at the podium on the north elevation.
- Consider wrapping the canopy feature that is above the lobby to the east elevation.

#### Landscape

- Consider reviewing the landscape strategy on the south and southwest corner.
- Review the transition from flush to steps for safety.

#### CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified

Accessibility

- Recommendation of moving the handicap washroom closer to the rental elevators.
- Provide universal accessible washrooms in the amenity places and incorporate adaptable units for accessibility purposes.

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for June 30, 2022.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:28 p.m.

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Jennifer Ficocelli, City Clerk

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R. Drew, Chairperson