
Present:

Panel Members:

E. Kearns, Chair
J. Azizi
M. Heeney
S. MacRae
M. Patterson
J. Packer

Guests:

Troy Abromaitis, Bucci Developments
Tony Casola, Architect AIBC, Casola Koppe Architects
Sarah McNeill, Casola Koppe Architects
Meredith Mitchell, M2 Landscape Architecture
Kulwinder Thandi
Jaswinder Gabri, Architect, AIBC, Flat Architecture Inc.
Caelan Griffiths, BCSLA, PMG Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
S. Gill, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by M. Heeney
Seconded by J. Packer
That the minutes of the Advisory Design

Panel meeting of July 14, 2022, be received.

Carried

B. NEW SUBMISSIONS

1. 4:05 p.m.

File No.:	7919-0366-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP & NCP Amendment, Rezoning and General Development Permit to permit 2 mixed-use towers, 1 residential tower and a Park lot.
Address:	16099 & 16065 Fraser Highway
Developer:	Troy Abromaitis, Bucci Developments,
Architect:	Tony Casola, Architect AIBC, Casola Koppe Architects
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner went over the Fleetwood Town Centre Plan, Stage 1:

"In April 2019, the City of Surrey began the process of developing a comprehensive community plan for Fleetwood".

The Urban Designer further explained that the Plan would support the extension of the Surrey-Langley SkyTrain Line down Fraser Highway and guide growth in Fleetwood over the next 30+ years. Early this year in March, staff finalized the Stage 1 Plan, and staff is working towards Stage 2 with more details.

The Urban Designer noted that this project would be the first formal high-density application in this vicinity, and its design and siting is important to the adjacent future developments, and future SkyTrain station.

The Urban Designer emphasized that the current proposal is for a "General DP" review, and each phase will return to ADP for a "Detailed DP" review.

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 massing concept and density, setbacks, wayfinding, Accessibility of commercial mews and public plaza areas, 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 J. Azizi

Seconded by S. MacRae

That the Advisory Design Panel (ADP)

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

The Panel supported the project in general in terms of the overall form, use, and architectural expression which make it quite dynamic, and the idea of the pedestrian street/mews is supportable. However, the Panel recommends further design analysis/development to the towers, shadow study, pedestrian paths for more Accessibility, easier grade transition and wayfinding due to number of proposed steps.

Key Points

- Consider mitigating of the shadow impact on both the Park and the proposed plazas and the outdoor pedestrian spine. This may be able to be mitigated through modest tower movement and sculping of the building forms. It may also be mitigated through the consideration of reflected light into the shaded spaces through the careful selection of cladding materials and tracing the light reflection (e.g., light reflecting off Phase 3 tower into plaza and light reflecting into the pedestrian spine).
- Consider Park relocation and relationship with north Plaza, for better solar orientation and interplay between public outdoor spaces.
- The lower podium form is very successful and is a good precedent for future Fleetwood plan development. Consider further design review of the volumetric quality of the mews.
- Consider sloping the underground parkade to meet the natural sloping of the site, with easier grade transition along the site and adding seating steps to overcome the grade challenge on-site (as a grade change alignment).
- Further resolve and explore the Accessibility aspect of the site.

Site

- Consider design development to provide more connectivity for universal access at the retail unit on the north side of Phase 1 which may include an elevator or other means if the grade becomes challenging to make a ramp work.
- Consider multiple ways to access the site on the north side
- Consider further setbacks at the north property facing the existing townhomes.
- Consider providing a galleria type roof over the pedestrian spine to provide all year weather protection.

Form and Character

- Consider further design development to reduce shadowing of plaza/increase day lighting for the future park area. Consider sculping of tower and podium elements to provide maximize solar access throughout the day with an emphasis on the afternoon.
- Consider further design development to the podiums along the mews for natural light, outlook, and privacy.
- Consider additional design development of the interface with the SkyTrain guideway to mitigate noise and the visual impact for both pedestrians and drivers as well as occupants.
- Consider meeting the City's Indoor Amenity Requirements as these spaces of respite/social interaction are important in dense developments.
- Reconsider indoor amenity program in relationship to outdoor amenity.
- Review the waste management strategy.

Landscape

- Consider options to break up some of the long extents of steps by integrating seating nodes, seating steps or additional plantings due to the nature of the grade change across the site there are a lot of steps in the project.
- Consider future Park design. Provide landscape planting strategy at grade. Design development to the parking structure under the future Park to ensure that there is adequate soil depth and structural design to allow for loading of 3' of topsoil for tree plantings.
- Consider providing medium to large scale trees to help mitigate and buffer the height of the architectural podium and tower elements. Provide larger soil volumes (15m³ or greater) to accommodate these larger trees by stepping the slab, extending planters to provide greater depth and extents of planting.
- Consider continuous weather protection for building and landscape development.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider location of HRVs and heat pumps. For a little bit more space, you can get significantly better units. That means things like higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging. Consider incorporating a bike maintenance area that can also serve as a casual space for interaction. Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.
- Reconsider using Step code 2 with higher steps for the future, unless some other form of environmental strategy is proposed alongside like District Energy.

Accessibility

- Refer to sections above.

RESUBMISSIONS**2. 5:50 p.m.**

File No.: 7919-0263-00
 New or Resubmit: Resubmit
 Last Submission Date: February 24, 2022
 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
 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: Nathan Chow

The Urban Design Planner advised that the project is a returning item and asked the Panel to focus on the comments that were raised in the previous ADP session on February 24, 2022, and assess how the applicant addressed those comments. 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, identifying how they responded to previous comments.

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) give
 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

The Panel supported the project in general and appreciated the effort the proponent has made to address the previous ADP comments. However, they noted that the project still requires further design refinement.

Key Points

- Review the number of materials and integration. Consider the building façade setback when changing materials, which will simplify detailing and building maintenance issues.
- Consider a material change strategy on the north elevation, to match treatment on the west elevation
- Consider shifting the pathway/ramp on the north at outdoor amenity space at grade to add more buffer and separation to the patios.
- Consider expanding and revising access to the ground level unit patios for more usability.

Site

-

Form and Character

- Consider simplifying the material palette used in the lower floor levels. Consider eliminating Hardie board that is in the same plane as the brick and continue the brick up to the setback at the fifth floor.
- Consider reducing one of the wall materials, there are four types of materials which make the elevation look busy.
- Consider bringing the brick material up to the fourth floor on the south and east facades.
- Consider reducing the cedar projections at the side.

Landscape

- Consider planting and trees to provide separation between courtyard and building.
- The courtyard design is very static and exposed to view from the units. Consider greater interplay between plantings and programmed spaces to provide some separation.
- Consider enlarging the hard surface in the courtyard to provide more room for spill out from the interior amenity.
- Consider expanding the usable courtyard space into the planting area and resolving grade changes in other ways. The heavy planting should not be the way to resolve grade changes into the property line along both north and west side.
- Consider providing direct access to the courtyard from the gym and meeting rooms
- The roof deck is a great addition to the project. Consider adding an additional trellis element to provide shading off the elevator.

CPTED

- No specific issues were identified.

Sustainability

- Consider the use of energy modelling using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider location of mechanical systems. Projects often miss out on opportunities to increase efficiency due to space constraints that could be resolved is considered earlier.
- Consider increasing the size of the bike maintenance area and accommodating more e-bike charging.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 11, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:07 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson