

Present:PanelMembers:R. Drew, Chair
J. Azizi
M. Cheung
G. Brumpton**Guests:**Loretta Kong, Shape Architecture Inc.
Mike Enns, Loci Landscape Architecture + Urban Design
Jessie Arora, DF Architecture Inc.
Zubin Billimoria, DF Architecture Inc.
David Jerke, VDZ + Associates
Mike Kompter, HUB Engineering
Kyla Bryant-Milne, Pacific Land Group**Staff Present:**A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
L. Blake, Assistant City Clerk**A. RECEIPT OF MINUTES**

It was Moved by R. Drew
Seconded by M. Cheung
That the minutes of the Advisory Design Panel
meeting of August 25, 2022 be received.

Carried

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

File: 7922-0205-00
New or Resubmit: New
Last Submission Date: N/A
Description: Development Permit for Form and Character and
Development Variance Permit to allow the expansion of
the Chuck Bailey Recreation Centre in City Centre and
to reduce the minimum off-street parking requirement
from approximately 160 to 95 stalls within one (1) level
of underground parking.
Address: 13458 – 107A Avenue
Developer: City of Surrey
Architect: Loretta Kong, Architect AIBC, Shape Architecture Inc.
Landscape Architect: Mike Enns, Loci Landscape Architecture + Urban Design
Planner: Christopher Lumsden
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that City of Surrey is expanding Chuck Bailey Recreation Centre in the Surrey's growing downtown community.

To meet the current and future needs of the City Centre and surrounding Whalley neighbourhood, the expansion will include:

- an expanded range of recreation, and sports programming;
- arts and culture programming; and

- new indoor and outdoor amenities; and enhanced learning and social opportunities.

The Urban Design Planner noted that the proposal generally complies with recreation centre requirements and vision in City Center and that staff generally support the project.

The Panel was asked to comment on the architectural expression, massing, overall design language, the relationship to the existing building, 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 M. Cheung
Seconded by R. Drew
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.

Recommend that the landscaping submission return to staff for further development.

Defeated
With J. Azizi and G. Brumpton opposed.

It was Moved by G. Brumpton
Seconded by M. Cheung
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
With J. Azizi opposed.

The Panel noted that this project continues the great legacy of strong institutional buildings in Surrey.

Key Points

- Consider developing a direct connection between the indoor and outdoor childcare spaces.
- Consider providing more underground parking spaces.
- Consider revealing more of the existing building on the west elevation or consider different ways of concealing it.
- Consider further development of the detailing at the window "recesses" and parapet and carefully manage the flashings.

- Consider relocating the mechanical rooms to the parkade to provide a larger contiguous indoor gathering space.
- Consider reducing the scale of the building signage wall along the north elevation to create a stronger visual connection of the lobby from the northwest corner of the site.
- Consider connecting with Fraser Health as early as possible to confirm the design of the childcare amenities.
- Consider developing a fence or wall solution at the childcare amenity that more strongly borrows from the design vocabulary of the addition.
- Consider allowing for a more direct, Accessible connection to the building entries. Review the proposed stairs, and grading.
- Consider adding more trees to the outdoor amenity and the north entry Plaza.
- Consider locating the Accessible stalls closer to the elevator.

Site

- There is a good balance between indoor and outdoor spaces. The southwest corner is an ideal location for outdoor facilities with great sun exposure.
- The public realm interface is well considered.
- Reconsider the outdoor space adjacent to the gym facilities. Consider adding trees and subdividing it into smaller spaces to help with the scale.

Form and Character

- The building materials, massing and programming are all generally positive.
- Further review the connection of the existing building to the expansion, retaining the architectural expression of the existing building, e.g. the wooden curvature, and articulating the components of the expansion.
- Review if the clean edge character with the selected materials can be easily achieved the way it is shown in the 3D images to avoid the loss of the “design intent”.
- Address the detailing of materials and architectural feature transitions to achieve a practical solution, e.g. at the interface of brick and the window recess.
- Consider increasing the fenestration on the north façade to allow visibility into the exercise space to animate the façade, and increase the amount of light brought into the lobby space and make the massing more friendly.
- Ensure there is adequate solar access to the children's play area at the northeast corner.
- Encourage an acoustic study to address SkyTrain noise.
- Explore an alternate location for the north entry to reflect the prominence of the proposed plaza.
- Consider relocating the washrooms in front of the north plaza.
- The solid, elevated architectural mass of the north façade with the slit window, and the offset placement of the main entry does not appear to be creating a welcoming, inclusive, legible, people-focused entry experience. Appreciate the bold architectural statement and agree that the design of public buildings must be exceptional and iconic, but this can be done while creating a public building that everyone in the community feels comfortable entering.

Landscape

- The landscape program is rich, well considered, and relates well to the interior spaces.
- Moveable furniture sounds great and will add a lot to the experience of the site. Ensure security requirements are considered with the operations team, especially the effort to secure at night and space for storage.

CPTED

- Consider visibility to the outdoor childcare space, as there is a disconnect that could create safety concerns. In addition, that area is located near two major streets.

Sustainability

- The overall building form appears to be energy efficient.

Accessibility

- The grading has been well handled, but ensure that the pedestrian ramps stays less than 5% throughout the site.

2. 5:15 p.m.

File No.:	7918-0156-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendments from "Mixed Employment" to "Commercial" and from "Mixed Employment" to "Multiple Residential". Proposed Highway 99 Corridor Local Area Plan amendment from "Commercial/Business Park" to "Mixed Use Residential" and to "Multiple Residential". Proposed Rezoning from RA to CD to allow for eleven (11) 6-storey mainly mixed use buildings with 934 apartment units, 74 stacked townhouses, 12,550 sq.m. of commercial space, and from RA to RF-13 to allow for 2 single family lots. Proposed Subdivision to created mixed use lots, a stacked townhouse lot, 2 RF-13 lots, riparian parcels (City-owned) and a Park lot. Proposed Development Permit for Form and Character and for Hazard Lands, Sensitive Ecosystems.
Address:	16450, 16510, 16530, 16580, and 16616 – 16 Avenue; and 16725 – 15 Avenue
Developer:	Iqbal Grewal – The Grove South Surrey Mall Ltd.
Architect:	Jessie Arora, Architect AIBC, DF Architecture Inc.
Landscape Architect:	David Jerke, VDZ + Associates
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner reviewed policies within the Official Community Plan that the City would like the project to comply with, including Healthy Communities, Urban Design and Development Permit Guidelines that relate to form and character. The Urban Design Planner advised that the current proposal for the Panel's consideration is a General Development Permit and that staff generally support the use and density.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular access (both internally and externally), movement between the sites, form and massing, setbacks, spacing between the buildings, greenspaces, public amenities, public realm interfaces, wayfinding and access, and how the project relates to its context. The Urban Design Planner noted that the townhouse portion of the project is not part of the Panel's review, but has been included for site context.

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 G. Brumpton
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
With M. Cheung opposed.

The Panel noted that this is an exciting project that will be a positive addition to the community.

Key Points

- Consider developing a more hierarchical strategy to the commercial and residential positioning across the site.
- Consider developing a planning strategy that is more resilient to the commercial demand variable.
- Suggest reducing the amount of retail in Buildings 4, 7, 8 and a rotated 6.
- Reconsider the relationship of Buildings 9 and 10, to Highway 99.
- Consider locating the amenity building in a more centralized location.
- Consider locating the public plaza in a more visible location, ideally more visible from 16 Avenue.
- Consider further development of the relationship of grades and buildings.
- Recommend that the plaza edges are made to be more accessible on all sides, especially the west facing edge.

- Reconsider incorporating the roundabout in the design. Consider an alternative intersection design, as roundabouts favor vehicle movement at the expense of pedestrian movement.
- Consider the long-term viability of trees on parkade slabs and the maintenance requirements and lifespan of membranes.

Site

- Recommend providing further development of the Master Plan Program.
- Recommend providing further development of the siting: the building location, orientation and connections require improvement. Consider orienting the buildings so they take full advantage of the site's topography and best features, including the green space adjacent to Fergus Creek and the area beneath the BC Hydro right-of-way.
- Suggest resolving the network system for the road network, bike access, retail access, and pedestrian flow.
- Consider that there is no clear rationale for wayfinding for vehicles. The site will have higher vehicular density and traffic flow compared to a strip mall development.
- Further to the comments provided under Key Points, it was noted that the value of the residential portion of the development is dependent on occupancy of the commercial units. Therefore, it is recommended that the commercial aspect of the development should be well-thought out and adaptable in the event there are no or less desirable number of tenants. Consider working with a retail expert to ensure the success of these spaces. The Applicant could consider implementing live/work units similar to Coal Harbour or artist studios like the area surrounding Capstan Station in Richmond.
- Consider locating some commercial space near the roundabout, if that design is to be maintained. The node created at the corner of 165 Street and 15A Avenue could be really attractive.
- Reconsider the open parkade edge, as it may impact the viability of the adjacent commercial unit.
- Consider providing outdoor space for the commercial area.
- Consider reshaping or reconfiguring the triangular outdoor amenity area to make it more accessible for all of the buildings.
- Encourage relocating the indoor amenity so that it is closer to the rooftop amenity.
- The streetscape and public realm are heading in a good direction.
- Reconsider how the area under the powerlines will be used. While the proposed children's play area and dog facilities are excellent programming ideas, locating them under powerlines may hinder their use.
- Reconsider the driveway access to the parkade in Building 7 and relocate it where it is legible for public access. This could provide more flexibility for the success of commercial space

Form and Character

- The building materials and color tones work well.
- The rooftop amenity for all buildings is a nice addition to the project.

Landscape

- Consider additional compensation for the amount of trees being removed near the biodiversity preserve.

CPTED

- Consider CPTED concerns for the large, covered outdoor area in the central plaza.

Sustainability

- No specific comments were provided.

Accessibility

- Consider limiting the slope to a maximum of 5% across the site to ensure the entire site is accessible to all patrons.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 22, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:36 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson