

**Present:**PanelMembers:

R. Drew, Chair  
E. Kearns  
J. Azizi  
M. Heeney  
S. Macrae  
M. Derksen  
J. Packer  
K. Deol

**Guests:**

Jill Wanklyn, Bosa Properties  
David Dove, Architect AIBC, Perkins & Will  
Adrien Pratlong, , Perkins & Will  
Katya Yushmanova, PWL

**Staff Present:**

A. McLean, City Architect  
S. Maleknia, Urban Design Planner  
L. Blake, Assistant City Clerk  
S. Gill, Recording Secretary

**A. RECEIPT OF MINUTES**

It was

Moved by M. Heeney

Seconded by E. Kearns

That the following minutes of the Advisory Design Panel meeting be received:

- September 1, 2022
- September 8, 2022

Carried

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

File No.: 7920-0178-00

New or Resubmit: New

Last Submission Date: N/A

Description: Detailed Development Permit for Phase 4 of a multi-phase project (Bosa's Parkway) to allow for one 46-storey high-rise residential tower consisting of 518 residential dwelling units.

Address: 10464 City Parkway (City Centre)

Developer: Jill Wanklyn, Bosa Properties

Architect: David Dove, Architect AIBC, Perkins & Will

Landscape Architect: Katya Yushmanova, PWL

Planner: Jennifer McLean

Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that this is the last tower (phase 4) of this large site development, which as an approved General Development permit and 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, tower 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 K. Doel  
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

In general, the Panel strongly supported the proposal and complimented on the elegant and attractive building, it will be a very positive addition to the City Centre.

#### Key Points

- A landmark project and a central focal point.
- Consider providing more direct connection between rooftop indoor amenity circulation and east facing outdoor amenity.
- Consider changing the residential suite between indoor and outdoor amenity on 6th floor to indoor amenity.
- Consider deleting the urban agricultural function on the 6th floor outdoor amenity in favour of expanding the footprint of the children's playground.
- Consider providing an independent access path to the bike parking and consider relocating the bicycle kitchen closer to the main access point, and if possible, daylight the room.
- Consider widening the balconies and making them more operational as they seem a narrow.

#### Site

- The public realm is thoughtfully considered, and its high quality supports the elegance of the building and will also be a very positive addition to the broader public realm in the City Centre.
- The site planning is well-thought-out and distributed within the large building forms, promising a very active and interconnected urban space.
- Consider the dog park and the sounds and echo particularly at night in these highly reflective courtyards and hard-surfaced spaces.

#### Form and Character

- It is a very elegant design, generous spaces and long broad balconies on all sides allows for plenty of exterior space and view with the added benefit of shading protection.
- The compact form of the building and window to wall ratio is in general alignment with the City of Surrey's energy efficient design policy. The building has also a balanced and cohesive character.
- Overall, mass of the building is good and strong architectural language.
- Consider some ways for stronger integration and cohesiveness of the tower and podium; there is a disconnection between the tower and podium expression. But the combination of different colours is managed well.
- Consider the indoor and outdoor amenity spaces on level 06 as shown on page 60 are generally located well, but the indoor amenity looks small compared to the outdoor amenity. Recommend reducing the two-bedroom units for more amenity adjacent to the east outdoor space.

#### Landscape

- Refer to Key Points.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider opportunities to maximize passive ventilation and cooling through generous operable window openings.
- Consider opportunities to accommodate additional outdoor air filtration in the event of wildfires/air quality events.

#### Accessibility

- Consider providing a larger suite as part of your adaptable units. The size of bedrooms is tight.
- Appreciate how you considered the shade in the outdoor spaces and incorporated the universal design features within the playground areas.

### **C. OTHER BUSINESS**

This section had no items to consider.

### **D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, October 6, 2022.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:37 p.m.

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Jennifer Ficocelli, City Clerk

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R. Drew, Chairperson