

Present:**Panel Members:**

E. Kearns, Chair
J. Azizi
M. Cheung
N. Couttie
M. Mitchell
J. Packer
R. Salcido

Guests:

Varun Kaura, 104 Avenue and Whalley Development Limited Partnership
Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.
Martin Peter, Chris Dikeakos Architects Inc.
Dylan Chernoff, Durante Kreuk Ltd.
Mikhail Ortlieb, Ram Construction
Karla Castellanos, Architect AIBC, KCC Architecture
Jessica Thiessen, KD Planning & Design Ltd.
Jatinder Dhesi, High Equity Developments
Jaswinder Gabri, Architect AIBC, Flat Architecture

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
S. Maleknia, Senior Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by N. Couttie

Seconded by M. Mitchell

That the minutes of the Advisory Design

Panel meeting of April 27, 2023 be received.

Carried

B. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.: 7922-0372-00

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed Rezoning from C-8 to CD (based on RM-135 and C-8) and a Development Permit to allow for a 37-storey high rise mixed-use tower with a 5-storey apartment podium consisting of 389 residential units, ground floor CRUs (500 square metres) fronting Whalley Blvd. and two-storey townhouses fronting the lane with a gross FAR of 7.5.

Address: 10318 and 10324 Whalley Blvd.

Developer: Varun Kaura, 104 Avenue and Whalley Development Limited Partnership

Architect: Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.

Landscape Architect: Dylan Chernoff, Durante Kreuk Ltd.

Planner: Jennifer McLean

Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff generally support the overall site planning, architecture, and use of 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. He also presented a fly over video of the overall project.

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

M. Cheung joined the meeting at 3:55 p.m.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by J. Azizi

Seconded by M. Cheung

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

With M. Mitchell opposed.

R. Salcido joined the meeting at 4:04 p.m.

Key Points

- Well executed project at micro and macro level both architecture and landscape.
- Consider high quality bike amenities for residents and commercial cyclists.
- Consider more usable program space at level 6 amenities and rooftop. Also review layout and circulation and ensure more cohesive program space.

Site

- No specific issues were identified.

Form and Character

- Consider having the white and grey features within the window system and over balconies consistent and make sure the material, colour, form, and shape of the features will remain consistent.
- Consider swapping the CRU and residential lobby and have continuous CRU frontage along Whalley Boulevard and have it wrap around the corner and come towards the south plaza.

- Consider using the frame at the ground floor as an entry signature for the residential lobby, as it has a strong white theme for the south facing plaza that articulates the whole project.
- Consider providing servicing corridor for CRU.

Landscape

- Consider increasing programming for level 6 including children's play.
- Reconsider increasing amount of vegetable plots to service entire tower.
- Consider matching interior amenity programming to exterior as outdoor amenity on roof appears to be some seating or open space.
- Reconsider the amount of area given to outdoor amenity more than programming as it doesn't seem to achieve level of elegance and usability as rest of the site.
- Consider ensuring landscape will achieve required soil depth on slab for the shrub areas.
- Consider reviewing how the wildflower area will be maintained from weeds to ensure longevity.
- Consider reviewing opportunities for planting in rectangles of grass at double street trees at Whalley Boulevard.
- Consider ensuring all site furniture includes trash/ ash cans at ground floor plaza and barrier free seating options.
- Consider seating that is face to face at the plaza.
- Consider reviewing the visibility of patio and planting view to the street for the Level 3 landscape area associated with unit as it appears hidden behind the feature wall.
- Ensure tree species diversity on site with opportunities for habitat, shade and multi seasonality.
- Consider the site to be reviewed for stormwater management opportunities. Plaza appears to have space for rain gardens or bioswales.
- Consider ensuring the vines have enough soil volume for green wall with trellis.

CPTED

- Consider providing adequate lighting at the bottom of stairs in the plaza as appears to be hidden with slope planting to ensure light and overlook into this area.

Sustainability

- 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.
- Consider e-bike parking at ground level plaza and underground bike parking area.
- If mechanical coordination is ongoing, consider finding the location of HRVs as soon as possible as options are limited. For a bit more space and

money, able to obtain quieter and more efficient units with better filtration, and summer bypass.

- Consider paying attention to fenestration openings and maximizing operating windows to cross flow with corner units.
- 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.
- Consider an alternative to a fossil gas firepit to avoid heating the outdoors and for safety.
- Consider working with your concrete supplier early to reduce carbon footprint through mix designs maximizing supplementary cementitious materials.

Accessibility

- Consider providing a direct access from the elevator lobby to the east part of the outdoor amenity on the roof.

R. Salcido left the meeting at 4:32 p.m.

R. Salcido joined the meeting again at 4:39 p.m.

2. 4:45 p.m.

File No.:	7922-0236-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning from CG-2 to CD (based on C-5) and Development Permit for Form and Character to allow for a 2-storey, 622-sq. m. medical office building in Cloverdale Town Centre.
Address:	17625, 17631, 17635 – 56 Avenue (Highway 10)
Developer:	Mikhail Ortlieb, Ram Construction
Architect:	Karla Castellanos, Architect AIBC, KCC Architecture
Landscape Architect:	Jessica Thiessen, KD Planning & Design Ltd.
Planner:	Christopher Lumsden
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner advised that the applicant would make minor revisions to the proposal to ensure there are no encroachments within the required road dedications at the southeast corner cut.

The Panel was asked to comment on the general form and character in the Heritage Cloverdale Downtown neighbourhood context, the interface with public realm and neighbouring commercial sites, and commercial landscape treatment.

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. Packer

Seconded by M. Mitchell

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

J. Azizi left the meeting at 5:20 p.m.

J. Azizi joined the meeting again at 5:47 p.m.

Key Points

- Confirm if a pad mounted transformer (PMT) is required as the location of the PMT will impact this small site. Coordinate location of the PMT with landscape, without sacrificing tree planting.
- Further consider design exploration and development of building articulation, canopy, material, and their application.
- Consider lightening up colour schemes of the upper level as it appears heavy. Refer to surrounding developments in the Heritage Cloverdale, as well as new developments to the west.
- Reconsider the chamfered edge at the northeast corner, if it is not required for any city dedications or corner cut.
- Consider providing planting or screening on the west PL to soften that edge.
- Consider entry clearance to the sidewalk for accessibility.

Site

- Consider enclosing the garbage area.
- Consider having the electrical and mechanical room share the same room.

Form and Character

- Consider for the northeast corner to not include a chamfered edge as it creates leftover space and breaks up the building form.
- Consider design development of the thin glass canopy. Provide more information for the canopy as it is just a diagram. Provide a rationale for the canopies.
- Review the overall building articulation and materials.
- Consider exploring lighter material portions of the building for the upper level as the current design is too heavy and does not translate to the base of building.

- Consider bringing connections of the heavy material to the base of building or invert those relations so upper level.
- Consider using the new building to the west as context for design cues.
- Consider reviewing the rationale of doors with different language on the ground floor.
- Consider talking to a Code consultant to help coordinate and contribute to the design.
- Reconsider the rationale of recessing some doors and not others.

Landscape

- Continue to ensure that the trees have their required soil volume as per Surrey standards.
- Consider providing planting along the west property line.
- The parking on the west side will need a wheel stop.

CPTED

- No specific issues were identified.

Sustainability

- Consider adding glazing for the main stairwell to the 3rd floor and other means to promote the use of the stairs including glazing to the stairwell entrance, quality materials, and good lighting.
- Consider alternatives to Ipe wood for exterior furniture.
- Consider hydraulic elevator for the project.
- Consider additional bike parking to support healthy lifestyles.
- Further consider options to improve the experience of those taking out recycling, compost, and garbage.

Accessibility

- Consider relocating the door to accessible washroom to face reception area for safety and ease of access.
- Consider reviewing the BC Building Code for door exits and clearances.

J. Azizi left the meeting at 5:55 p.m.

3. 5:55 p.m.

File No.: 7920-0172-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Development Permit for Form & Character to allow a 3-storey, 1848 sq. m. commercial building in Cloverdale Town Centre.
 Address: 17697 and 17707 - 57 Avenue
 Developer: Jatinder Dhesi, High Equity Developments
 Architect: Jaswinder Gabri, Architect AIBC, Flat Architecture
 Landscape Architect: Clark Kavolinas, C. Kavolinas & Associates Inc.
 Planner: Robert Ordelheide
 Urban Design Planner: Vanessa Goldgrub

The Urban Design Planner asked the Panel to comment on the character of the building within Cloverdale neighbourhood context, general form of the development including the height, landscape treatment and interfaces with the public realm.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Mitchell
 Seconded by N. Couttie
 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

- Ensure adequate lighting and light-coloured soffit materials are provided in the covered parking areas to counter CPTED concerns.
- Further consider location and size of waste management area.
- Further consider the lane walkway, connection points, and potential conflict with the PMT.
- Consider adding additional separate outdoor amenity area for office spaces.
- Provide trees or a canopy to provide shade in the children's play area.
- Consider providing more contrast to the stucco and the brick to reinforce the design intent.
- Reconsider the white colour fascia to better reflect the warm colour schemes.

Site

- Consider reviewing location of proposed city sidewalk in relation to on site continuous sidewalk in the 57th Ave frontage.
- Consider reviewing the design of the at grade parking and its feasibility. Specifically, how will cars be able to turn out of stalls VP-9 and VP-8 in relation to the ramp wall and railing.
- Consider reviewing the parkade entry and ramp width.
- Add a washroom to daycare, as well as review daycare design requirements.
- Consider how drop-off will operate for the daycare.
- Consider reviewing the garbage truck access and loading.

Form and Character

- Consider refining the rooftop fascia.
- Consider reviewing the garbage room and bike storage design.
- Consider reviewing the consistency and consideration of window panel sizes and window system used between lower and upper levels.
- Include details to the roof and canopy signage.
- Consider reviewing entry lobby to provide a feature to make it more prominent.

Landscape

- Ensure all proposed trees have the required soil volume of 10-15 cubic metre per tree.
- Consider having planters along the perimeter of the second-floor podium with non-climbable railings.
- Consider resilient rubber surfacing for daycare area instead of concrete paving.
- Consider providing trees on the second floor podium to provide shade for children's play area.
- Consider deleting the on-site frontage sidewalk and connecting walkways from lobby and retail units directly to city sidewalk if new city sidewalk is being installed at time of development.
- Consider proposing larger planting beds with on-site trees for street frontage if possible.
- Consider relocating the bike rack to be closer to the building.
- Consider providing pedestrian connection from existing sidewalk to sidewalk in front of building.
- Reconsider the landscape design to help retail spill out.

CPTED

- Consider vehicular gate at lane to increase security to the covered parking area.
- Review parking stall VP-9 as it may block the ability to see cars exiting the underground parking.

Sustainability

- Consider energy modelling sooner than later to inform design process.
- Consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in the future.
- Consider increasing the size of waste management area and extending cover over it to make it as comfortable as possible for people sorting waste.
- Consider moving the bike parking and recycling area closer to the building to allow people to choose bicycling and managing their waste.
- Consider strategies to encourage the use of the stairs with a skylight at the top.
- Consider increasing overhangs to improve the durability and mitigate unwanted solar gain on the fenestration.
- Consider moving the short-term parking bike rack by building main entry.

Accessibility

- Consider reviewing the required clearances on exterior doors for handicapped access particularly the doors at the southwest corner.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, May 25, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:22 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson