

Present:

Panel Members:
N. Couttie, Chair
E. Aghsaei
R. Amies
J. Azizi
K. Deol
M. Mitchell
Y. Popovska

Guests:

Manorlane Properties (Peace Arch) Inc.
Zubin Billimoria, DF Architecture
Abhishek Sinha, Architect AIBC, DF Architecture
Micole Wu, van der Zalm + Associates (VDZ + A)

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by M. Mitchell
Seconded by R. Amies
That the minutes of the Advisory Design
Panel meeting of June 22, 2023 be received.

Carried

It was Moved by E. Aghsaei
Seconded by R. Amies
That the minutes of the Advisory Design
Panel meeting of June 29, 2023 be received.

Carried

B. NEW SUBMISSION**1. 4:05 p.m.**

File No.:	7923-0144-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning from "Single Family Residential Zone (RF) to "Comprehensive Development Zone (CD), Subdivision to consolidate the properties, and a Development Permit for Form & Character to allow for a six-storey apartment building with 66 multiple residential units.
Address:	15495 – 16A Avenue 15485 – 16A Avenue 15473 – 16A Avenue
Developer:	Manorlane Properties (Peace Arch) Inc.
Architect:	Jessie Arora, (DF Architecture)
Landscape Architect:	Mark van der Zalm, van der Zalm + Associates (VDZ + A)
Planner:	Kevin Shackles
Urban Design Planner:	Sam Maleknia

K. Deol joined the meeting at 4:06 p.m.

The Urban Design Planner advised that staff generally support the overall site planning, massing, architectural expression, and use of the project. Furthermore, he noted that the applicant meets the required outdoor amenity and exceeds the indoor amenity requirement area as per the City of Surrey.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and plaza 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. Mitchell

Seconded by E. Aghsaei

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

- Consider further design development to simplify the elevations, as there are inconsistent design details across different facades.
- Consider enhancing both the internal lobby and the external public area in front of the lobby by reviewing the pedestrian ramp, layout and external canopy.
- Consider extending the West Coast Modern character throughout the entire project.
- Consider coordinating the relationship between indoor and outdoor amenities for improved usability.
- Consider reducing the amount of circulation ramps in the landscape area to enhance usability and promote continuity across the outdoor space.
- Provide complete planting plans for the landscape drawings.

Site

- No specific issues were identified.

Form and Character

- Consider integrating the building character on the north elevation with the rest of the facades, as it currently appears isolated and unresolved.
- Reevaluate the overall elevations, particularly the corners of the slot windows, as they appear somewhat cluttered.
- Reevaluate the decision to have the level 5 northwest corner balcony boxed out, as there seems to be no compelling reason to highlight that corner, and it is not harmonizing cohesively with the rest of the building.
- Consider for the south elevation enhancing the differentiation between the white vertical features and the plain gray brick areas by introducing more pronounced massing articulation.
- Consider enhancing the lobby entry to be more inviting and welcoming by providing cohesive colours in terms of pattern and defining the entry canopy.
- Consider extending the main entrance canopy past the white full height frame.
- Consider the lobby to be less like a walkway and more of an area for patrons to lounge and wait.
- Consider consolidating the balcony guards to two types of architectural details from the current four may help unify the architectural language across all the elevations. Currently, there are too many competing features on the elevations.
- Consider incorporating more of a west coast modern style with more use of wood and cedar soffit for the materiality and colour palette. The corners seem underdeveloped so use of wood can increase the elevation and help unify and create cohesive language by having prominent horizontal surfaces.
- Consider reviewing the layout of below grade storage spaces and exploring the possibility of providing additional areas for large items.
- The black window frames are a key element of the exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.
- Consider replacing the closet doors with sliding doors, which would facilitate a more flexible furniture layout.
- Consider expanding the drive aisle on the west of level P₁ parking as it is currently very narrow especially at stall 8 where regular parking stalls start.
- Show the programming of indoor amenity areas on the drawings.

Landscape

- Reconsider the functionality of the furniture in the landscape outdoor amenity spaces as the garden pots are very close to the outdoor stretch area and patrons are not able to use the two spaces efficiently as there is conflict of circulation. Also consider providing more flexible tables to allow patrons to use for social activities.
- Consider all trees to have adequate soil volume and depth. Consider soil volume plan to show areas where hatches are into patio spaces and to clarify and specify the product.
- Consider effective diversity in tree shrub species for 4 seasons and optimum habitat.

- Highly recommend providing shrub or tree planting plans to review in the submission as there were none provided.
- Consider having screening between units and to the street frontage.
- Highly recommend showing fence details on the landscape plans as it is easier to review and determine if the screening is comprehensive.
- Consider the height of the walls and to review them under the amenity area if the grading of the walkway is changing.
- Consider excluding the flowers (Golden Purvis) as they tend to have a distinctive smell and could irritate some people.
- Consider incorporating walkways into the northwest corner amenity areas through materiality or programming to reduce hard surfacing and allow more programmed space and more cohesive design in children's play area.
- Consider coordinating the amenity programming interior to exterior, for example inside gym to outside yoga area as the yoga area is in the middle of the exit door walkway.
- Recommend reviewing the location of the veggie gardens as they appear to be in the centre of the 6 storeys building on the north side without any sunlight.
- Consider providing screening or separation between children's play structure area and access walkway coming from the building.
- Consider adding sheltered outdoor amenity space to provide occupants access to open air group spaces for year-round use.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider setting higher performing targets for sustainability metrics such as air tightness and low embodied carbon.
- Consider inclusion of renewable energy on roof surfaces. Or consider providing extensive green roof to help reduce storm water run-off and heat island effect.
- Consider reviewing opportunities for rain gardens or bioswales especially with at grade planting areas beside parking ramp.
- Recommend providing bike parking for e-bikes for both internal and exterior bike parking.

Accessibility

- Consider providing and installing an inclusive play structure for children of all abilities in the playground.
- Consider reviewing and reducing the slope between the building access to amenity area as it is 5% slope.

E. Aghsaei left the meeting at 5:25 p.m.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 10, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:29 p.m.

Jennifer Ficocelli, City Clerk

N. Couttie, Chairperson