



Advisory Design Panel Minutes

Location: Electronic Meeting
THURSDAY, SEPTEMBER 26, 2024
Time: 5:00 p.m.

Present:

Panel Members:
R. Salcido, Chair
R. Amies
A. Chen
N. Couttie
D. Dirscherl
M. Krivolutskaya
K. Lit
M. Mitchell

Guests:

Jay Lin, Weststone Group
Gwyn Vose, Arcadis Architects (Canada) Inc.
Kyle Labow, Connect Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Senior Urban Design Planner
A. Yahav, Legislative Services Assistant

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by M. Krivolutskaya
That the minutes of the Advisory Design Panel
meeting of September 12, 2024 be received.
Carried

B. NEW SUBMISSIONS

1. 5:05 p.m.

File No.: 7924-0143-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from CD to CD and detailed Development Permit to permit the development of two (2) residential buildings including a 37-storey high-rise building and a 6-storey low-rise building.
Address: 13531 & 13567 – 95 Avenue
Developer: Weststone Group – Jay Lin
Architect: Gwyn Vose, Architect, AIBC, Arcadis Architects (Canada) Inc.
Landscape Architect: Kyle Labow, Landscape Architect, BCSLA, Connect Landscape Architecture
Planner: Heather Kamitakahara
Urban Design Planner: Sam Maleknia

The Urban Design Planner discussed the history of the site, the intent behind the General Development Permit, and the expected public realm and access to the new riparian edge. He also explained the general policies applicable to the project. The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by N. Couttie
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
Opposed by: R. Amies

The Panel made the following recommendations to the applicant team:

Key Points

- Reconsider the design of the mews/ driveway between the two buildings.
- Consider creating 15% adaptable units.
- Consider Accessibility throughout the site.
- Consider sustainability measures like early energy modelling, to the project.
- Consider all-season areas for amenities so that the space is useful in different months of the year.
- Recommend including rain protection in the amenity areas independent of roof overhang for four season use.
- Review and coordinate the structural elements and the columns relative to the interior spaces as they are very tight.

Site

- Review relocating the parkade entry to below the tower.
- Consider increasing the setback to the north.
- Consider creating an indent in the middle of the site to create a spacious courtyard.
- Consider providing an expanded and more cohesive pedestrian plaza between the buildings by shortening the ramp, potentially relocating the loading to P1 and fully engaging the indoor amenity spaces of both buildings with the plaza.

Form and Character

- Consider additional review of design elements on the tower's east and west flat façades, emphasizing the white bands by make the overhangs more prominent and visible to keep the massing of the building consistent around the four sides of the building.
- Strengthen the “ripple” design referenced in the design concept.

- Consider revising the building form so that it does not cut off the visual connection to the riparian.
- Consider alternative unit layouts as a number of the unit layouts are very tight, with awkward furnishing options.

Landscape

- Consider producing a shadow study to examine how planting will be affected by the cast of the tower.
- Ensure that all trees have adequate soil volume and depth per City of Surrey requirements.
- Recommend reviewing the strategy for stormwater management infiltration where able especially associated with riparian area
- Recommend reviewing tree and shrub planting design /character to reflect a meander or natural scheme rather than a rigid grid / linear spacing in association with riparian area.
- Recommend using a 10% plant species diversity with emphasis on microclimate and native and adaptive plant material as well as four season interest and optimum wildlife habitat.
- Consider increasing the amount of furniture / respite areas on the riparian pathway with a mix of clustered and individual seating, garbage and bike racks.
- Recommend increasing the visibility of public and semi-public path connections along the driveway to riparian pathway with noticeable surface material change / paving / feature lighting.
- Recommend adding driveway entry features such as trellises, decorative paving, and crosswalks to soften hard surfaces and reduce road views from above.
- Consider paving patterns and other design features to give the central driveway a better pedestrian character.

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Sustainability

- Consider providing bike parking for E-bikes for both internal and exterior bike parking.
- Consider early design stage energy modeling to future climate data (2050 – 2080) to anticipate/protect against shock events of hot and cold.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider commitment to achieving a sustainability certification such as “Salmon Safe”.
- Consider providing active cooling for all residential units.
- Consider ways to further enhance biophilic design and stormwater management aspects to showcase awareness of natural processes.
- Consider ways to strengthen at grade outdoor space relationships to the adjacent creek as suggested in the initial GDP application.

Accessibility

- Consider relocating the Accessible parking stalls closer to the elevator lobbies in the parkades.
- Ensure that all outdoor amenity spaces consider people with limited mobility.
- Consider adding more frequent rest places or seating; ideally, this would be every 15 meters.

Amenity Space and Programming

- Recommend providing a strong relationship between the outdoor and indoor amenity programming as well as a mix of passive and active functions.
- Consider adding spaces like bike service station, dog area, and car wash area. These elements will provide benefits to all residents of the building and will enhance the living conditions and convenience.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, October 10, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:14 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

R. Salcido, Chairperson