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**Present:**

Panel Members:  
R. Salcido, Chair  
R. Amies  
G. Brumpton  
D. Dirscherl  
B. Ransford

**Guests:**

Wall Financial Corporation  
Joerk Gravenstein, Architect AIBC  
Amber Paul, Bearmark Design and Landscape Ltd.  
John Rempel, 72184 Holdings Ltd.  
Colin Hogan, Architect AIBC, Focus Architecture Inc.  
David Stoyko, BCSLA, David Stoyko Landscape Architect

**Staff Present:**

A. McLean, City Architect  
V. Goldgrub, Urban Design Planner  
N. Chow, Urban Design Planner  
A. Yahav, Legislative Services Assistant

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**A. RECEIPT OF MINUTES**

It was

Moved by B. Ransford

Seconded by R. Amies

meeting of September 26, 2024 be received.

That the minutes of the Advisory Design Panel

Carried

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

File No.: 7924-0186-00

New or Resubmit: New

Last Submission Date: N/A

Description: The development application is proposing a rezoning, OCP and Guildford Plan amendments, and a Development Permit to allow for a 36-storey residential building with 265 residential rental units and FAR of 3.8.

Address: 10611 – 150 Street

Developer: Wall Financial Corporation

Architect: Joerk Gravenstein, Architect AIBC

Landscape Architect: Amber Paul, Bearmark Design and Landscape Ltd.

Planner: Ingrid Matthew

Urban Design Planner: Nathan Chow

The City Architect provided an overview of the applicable City and Guildford Plan Area policies and design guidelines, noting areas of non-compliance. The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was

Moved by R. Amies

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

Opposed by: D. Dirscherl

The Panel made the following recommendations to the applicant team:

**Key Points**

- Reconsider how the tower engages with the street and consider design development to bring about a podium to human scale.
- Recommend that the overall development, once fully realized, is cohesive and does not comprise several individualistic towers.
- Consider the livability of units on level two and three with no balconies; consider how residents will have access to fresh air in their units without the addition of balcony spaces.
- Consider renewable energy and energy modelling to inform design choices.
- Consider the security of the open outdoor areas.
- Recommend covered areas for outdoor areas are provided for year-round use.

**Site**

- Reconsider the vehicle crescent approach to onsite access as it separates outdoor amenity space and leads to more private road surfaces which could otherwise be naturalized or used as a pedestrian amenity space.

**Form and Character**

- Reconsider the height and density of the tower.
- Consider maximizing allowable site density within the bounds of the OCP.
- Consider that the absence of a podium doesn't relate to the human scale.
- Consider making modifications to the base of the tower to address human scale issues and providing context at the ground level, mainly at the entry and the access from interior space to outdoor amenity area.
- Consider further design development at the main entrance to move away from its current commercial typology.
- Consider addressing the livability of residential units on levels two and three by providing fresh air intake and Juliette balcony doors where no other balcony is provided.

### Landscape

- Reconsider the interior/exterior flow.
- Consider ways to simplify outdoor amenity programs and further enhance biophilic design, urban agriculture and stormwater management aspects to showcase awareness of natural processes.
- Reconsider the use of marble pavers in the driveway, opting for a more contextual paver.

### Crime Prevention Through Environmental Design (CPTED)

- Consider the location of the proposed building (Surrey community and surrounding) when addressing security measures and access to private or public areas in the development.
- Consider rethinking the provision of physical access barriers and security measures.

### Sustainability

- Consider early design stage energy modeling to future climate data (2050 – 2080) to anticipate/protect against shock events (hot and cold).
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider including renewable energy generation to power the “splash zone” feature in the plaza.

### Accessibility

- No specific issues were identified.

### Amenity Space and Programming

- Recommend that amenity spaces are clearly marked for public or private use.
- Consider including covered outdoor areas, more canopies, trellises, and good planting around the site to provide a more usable outdoor amenity area.
- Consider the functionality of amenity spaces and their locations; for example, consider moving the basketball area away from the study space to prevent excessive noise disruption for the study space users.
- Recommend further design development for the waterplay area.
- Reconsider extent and location of waterplay area (“splash zone”) as it is excessively shadowed.
- Suggest adding planting to the waterplay area.
- Recommend that the waterplay area will be able to meet and maintain health standards.

The applicant team clarified their choice to use marble pavers in the vehicle crescent approach to the Panel.

The Panel recessed at 5:58 p.m. R. Amies left the meeting during the recess. The Panel reconvened at 6:02 p.m.

## 2. 5:40 p.m.

File No.:	7923-0208-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from Urban to Multiple Residential. NCP Amendment from “Urban/Townhouse Flex”, “Urban Transition (6 UPA)” and “Landscape Buffer” to “Stacked Townhouse/Apartment: TYPE 2 – Apartment (2.5 FAR)” under the West Clayton Plan. Rezoning from RA to CD (based on RM-70). General Development Permit for Form and Character to the development of nine 6-storey residential buildings containing approximately 708 dwelling units over three (3) phases in West Clayton.
Address:	18225 to 18355 – 72 Avenue
Developer:	72184 Holdings Ltd. – John Rempel
Architect:	Focus Architecture Inc. – Colin Hogan, Architect AIBC
Landscape Architect:	David Stoyko Landscape Architect – David Stoyko, BCSLA
Planner:	Christopher Lumsden
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner provided an overview of the applicable area policies and design guidelines, relevant to the proposal.

The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Dirscherl  
 Seconded by B. Ransford  
 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

The Panel made the following recommendations to the applicant team:

#### Key Points

- Consider design options to better integrate the two stepped levels of the open courtyard.
- Consider design enhancements and relocation to the stairs to make them an interesting “architectural feature” to bring people up and down.
- Ensure that there are mature trees throughout the project.
- Consider better integrating the lobby entrances.
- Continue design development of rooflines, utilizing the existing articulation strategy used on some of the buildings on Lots B and C.

- Consider further design development to the roof tops especially those which will be visible to residents from their units.
- Consider including covered outdoor areas to improve the overall quality of amenity spaces.

#### Site

- Consider further integration of the plazas and entries facing 72<sup>nd</sup> Avenue (Lots B and C) to create a sequence of open spaces all with their own character.
- Provide accessible paths of travel to both levels of the outdoor amenity spaces from each of the buildings on the respective sites.
- Designate one of the plazas as an “anchor” space by a lobby or amenity.

#### Form and Character

- Review the design of the drop-off area.
- Consider reviewing the final finish materials of the roof to provide visual interest to residents.
- Continue design development of building lobby entries to clearly differentiate from the character of the remainder of the building(s) and create a stronger sense of arrival point.
- Provide concealing elements to the mechanical equipment on the rooftops.

#### Landscape

- Consider animating the exterior of the main entrance to the building by providing seating areas.
- Ensure that trees at the perimeter of the site are of a mature size at installation.
- Provide design development to include areas for trees to grow long-term
- Consider providing green roofs as there will be resident oversight to majority of the roofs and help with storm water management.

#### Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

#### Sustainability

- No specific issues were identified.

#### Accessibility

- Consider better, more direct access to outdoor amenity spaces.

Amenity Space and Programming

- Consider providing design development to the courtyard level amenity room by reworking the straight wall to have opportunities of articulation that punch in and out creating a more dynamic open area in both the lower and upper amenity areas.
- Consider providing some covered areas in the outdoor amenity space for year-round livability.

**C. OTHER BUSINESS**

**1. Roundtable**

A roundtable of discussion was held.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 7, 2024.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:07 p.m.

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Jennifer Ficocelli,  
City Clerk and Director Legislative Services

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R. Salcido, Chairperson