
Present:**Panel Members:**

M. Krivolutskaya, Chair
A. Chen
D. Dilts
D. Dirscherl
K. Lit
J. Packer

Guests:

Joanne Shao, Century Group
Jan Carl Willemse, ZGF Architects Inc.
James Skinnider, ZGF Architects Inc.
Joseph Fry, Hapa Collaborative
Malkit Athwal, 689631 BC Ltd.
Wilson Chang, Wilson Chang Architect Inc.
Meredith Mitchell, M2 Landscape Architecture

Staff Present:

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

A. APPOINTMENT OF AN ACTING CHAIR

The Chair, R. Salcido, and Alternate Chair, N. Coultie, were not present for the Advisory Design Panel (ADP) convening on July 25, 2024.

Pursuant to the ADP Terms of Reference, section 5.6, " If neither the Chairperson, nor the Alternate Chairperson are available for a meeting, the Panel members present shall, at the beginning of each meeting, elect one (1) of the members to act as Chairperson of that meeting," the Panel must appoint an Acting Chair for the July 25, 2024, ADP meeting.

It was

Moved by J. Packer

Seconded by K. Lit

That the Panel appoint M. Krivolutskaya as the

Acting Chair of the July 25, 2024 ADP meeting, pursuant to section 5.6 of the Terms of Reference.

Carried

D. Dirscherl joined the meeting at 3:01 p.m.

B. RECEIPT OF MINUTES

It was

Moved by J. Packer

Seconded by D. Dirscherl

That the minutes of the Advisory Design Panel

meeting of July 11, 2024, be received.

Carried

C. NEW SUBMISSIONS

1. 3:40 p.m.

File No.: 7924-0016-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: The applicant is proposing a Development Permit for Form and Character and a Housing Agreement to secure 274 purpose-built rental units to allow for one 20-storey mixed-use high-rise tower, consisting of 274 purpose-built residential dwelling units and 1,079 m² of ground floor retail over three levels of underground parking with an overall gross site-wide FAR of 6.6 (7.7 net FAR).
 Address: 9889 King George Boulevard
 Developer: Joanne Shao, Century Group
 Architect: Jan Carl Willemse, Architect AIBC and James Skinnider, ZGF Architects Inc.
 Landscape Architect: Joseph Fry, Hapa Collaborative
 Planner: Jennifer McLean
 Urban Design Planner: Ann McLean, Architect AIBC, City Architect

The City Architect provided an overview of the neighbourhood context and transit-oriented plans and 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 D. Dilts
 Seconded by J. Packer
 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

Opposed by: K. Lit

The Panel made the following recommendations to the applicant team:

Key Points:

- Recommend strengthening the connection between the central courtyard and Holland Park to the north to better align with the stated intent of providing an inclusive, welcoming and accessible public amenity.
- Consider providing more private outdoor amenity space for the northeast building.
- Consider further design development of the interface between the northeast corner commercial retail units and residential tower above, with a focus on increased setbacks and/or more meaningful façade articulation at the transition.
- Consider increasing the ground floor setbacks.

- Consider a number of sustainability measures and net zero initiatives.

Site

- Consider shifting the location of the garbage area to the left to optimize circulation.

Form and Character

- Reconsider the design of the northeast corner of the tower
- Consider adding some wood materials to the façade at the pedestrian level for warmth during grey seasons.
- Reconsider the design strategy of the building. It reads more as an office tower than a residential tower.
- Reconsider the relationship between the building's form and character to the Surrey SkyTrain station.
- Consider adding some terracing to the south side of the building reflecting the overall site concept.

Landscape

- Consider adapting the catenary light posts to allow for detachable fabric sails for shading over the bocce courts.

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Sustainability

- Consider opportunities to use energy modelling for design assist and not just for confirming compliance.
- Consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Before you go too far with layouts, consider the location of HRVs with the intent of minimizing duct runs and awkward layout. Simpler duct runs can reduce bulkheads and allow for better insulation. For a little bit more space, you can get significantly better HRV units with higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Consider how fresh air and thermal comfort will be ensured in studio spaces where separation is in place.
- Consider using fibreglass window framing as an alternative to thermally broken balconies if problems meeting step code 3 arise.
- Consider opportunities with fenestration design to maximize passive cooling though good air circulation.
- 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.
- Carefully consider how bicyclists interact with pedestrians and drivers both on

- the ground plane and within buildings.
- 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 measures to reduce embodied carbon by including slag or fly ash in concrete mixes to reduce embodied carbon due to cement content.
- Consider using thermally modified ash.
- Consider forgoing outdoor gas connections.

Accessibility

- Consider the inclusion of adaptable units.
- Ensure that some accessible parking stalls are equipped with electric vehicle charging set-ups.

Amenity Space and Programming

- Consider better-utilizing the green roof above the fitness centre for additional amenity space.

The ADP recessed at 5:04 p.m. and reconvened at 5:13 p.m.

2. 5:13 p.m.

File No.:	7923-0282-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The applicant is proposing an OCP Text Amendment to allow a higher density under the Town Centre designation, rezoning from C-35 to CD (based on RM-135 and C-8), consolidation of two lots into one lot and a Detailed DP for Form and Character to construct a 30-storey mixed-use building with 449 dwelling units, 967 sq. m. of at-grade commercial and underground parking.
Address:	14830 and 14856 – 104 Avenue (Guildford)
Developer:	Malkit Athwal, 689631 BC Ltd.
Architect:	Wilson Chang, Architect AIBC, Wilson Chang Architect Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided an overview of the neighbourhood and transit-oriented plans and 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 J. Packer
Seconded by K. Lit
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.
Defeated
With D. Dirscherl, M. Krivolutskaya, and
D. Dilts opposed.

It was then Moved by D. Dirscherl
Seconded by D. Dilts
That the Advisory Design Panel (ADP) is
NOT IN SUPPORT of the project and recommends that the applicant address the
following issues to the satisfaction of the Planning & Development Department and
resubmit the project to the ADP for review.
Defeated
With A. Chen, K. Lit, and J. Packer opposed.

A roundtable of discussion ensued, and the Panel proposed the following motion:

It was Moved by D. Dirscherl
Seconded by D. Dilts
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

The Panel made the following recommendations to the applicant team:

Key Points

- Consider hiring energy consultants to advise on design development.
- Consider better-differentiating the north façade of the podium from the northeast block of the tower mass. The podium materiality is carried through to the building top, and without transitional setbacks or significant articulation, there is a reduced sense of street enclosure and increased focus on building mass from the pedestrian vantage point.
- Consider the impact of the east zero-lot line concrete wall on adjacent site. Consider providing visual interest on the large expanse of exposed wall on the northeast corner of the property by introducing variation in finish colour and/or texture.
- Review the functionality of the balcony design within the basketweave design.
- Reconsider the proposed reduction of amenity space.
- Consider adding covered area on the level seven amenity area.

- Consider increasing the ventilation for windowless bedrooms.
- Relocate the garbage room for better circulation from the residential units' path of travel.
- Consider additional design development on ground level paving.

Site

- Consider widening the lane to provide more functionality for the residents including pick-up/drop-off.
- Consider including a pick-up and drop-off area which is accessible to taxis and ride hail services.
- Consider revisions to the grading on the south ramp on P2 level.
- Consider heightening the vehicle sweep path in the ground level breezeway to ensure that garbage and recycling trucks have ample room to maneuver overhead bins.
- Recommend providing a buffer zone on the east side of the site abutting adjacent lot. The current design does not show consideration of the relationship with the possible future development on the adjacent lot.

Form and Character

- Consider the energy implications impacting the exterior appearance of the building.
- Consider engaging a mechanical and energy consultant to perform preliminary analysis, informing the required design direction of the window-to-wall ratio.
- Consider varying the heights of the massing to make the podium less monotonous.
- Consider stepping back the whole tower, including the northeast portion, from the podium base, to create a scaled-down street wall.
- Consider reorienting the tower such that residential units are exposed to more sunlight and views of the adjacent park.
- Reconsider the level two floorplan, including the outdoor amenity space and townhome upper-level rear yards. Consider augmenting the level two breezeway by creating a three-storey tall building to allow for more light into the patio spaces.
- Reconsider the proposed density on level two, with a particular focus on privacy, access to sunlight, landscaping, and overall livability.
- Ensure ample overhang to avoid overheating on the south side of the amenity level where you have floor to ceiling glazing.
- Consider rebalancing the materiality of the north façade of the northeast tower block.
- Recommend that some vertical elements do not go all the way to the top of the podium and only the vertical panels that are on the tower do so.
- Consider using Indigenous basket weaving patterns to inspire design development of the woven balcony design.
- Consider wrapping the woven balconies around the building to address the problems with the corners.

Landscape

- Ensure that unit pavers are aligned with the building.
- Reconsider the change in material from stamped concrete to unit pavers and assess the efficacy of this strategy for enhancing pedestrian/vehicle movement experience or interaction.
- Recommend adding more trees to shade the amenity areas.
- Consider including plants and trees on the level six patios to provide comfort and shade.
- Consider adding covered areas to the level seven landscape to provide shade.
- Consider additional planting on the level seven childcare area.
- Consider additional, bigger planters on the level 31 landscape.

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Sustainability

- Consider energy modelling sooner than later to inform design process, and in particular, consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider optimizing the balcony slabs or using thermal isolators to reduce area of thermal bridging.
- Consider measures to reduce embodied carbon by including slag or fly ash in concrete mixes to reduce embodied carbon due to cement content.
- Suggest that before going too far with layouts, consider the location of HRVs and heat pumps with the intent of maximizing efficiency of duct runs. For a little bit more space, you can get significantly better units. That means things like higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
- Consider including high quality bike amenities with 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 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.
- Ensure that the waste management room is sufficiently sized to allow for effective recycling and composting.

Accessibility

- Consider providing some adaptable units.
- Recommend ensuring that some accessible parking stalls are equipped with

electric vehicle charging set-ups.

- Reconsider the access to the garbage facility, ensuring that people with limited mobility will be able to easily enter this space.

Amenity Space and Programming

- Reconsider the overall densification strategy of the project.
- Ensure that the seventh-floor amenity space is not reduced in size as the project development ensues.
- Consider augmenting the sizes of units to allow for multi generational living, particularly as a sustainability measure.
- Increase the size of the units, particularly the two-bedroom and three-bedroom suites.
- Reconsider the addition of micro-suites.
- Reconsider the design of the living rooms which sit in the armpit of the unit.
- Consider incorporating an area for table tennis or pickleball, especially in areas with an abundance of green space.

D. OTHER BUSINESS

1. Verbal Updates

Verbal updates were provided.

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 8, 2024.

F. ADJOURNMENT

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

Jennifer Ficocelli,
City Clerk and Director Legislative Services

M. Krivolutskaya, Chairperson