



# Advisory Design Panel Minutes

Location: Electronic Meeting  
THURSDAY, JANUARY 30, 2025  
Time: 3:00 p.m.

**Present:**

**Panel Members:**

M. Krivolutskaya, Chair  
R. Amies  
D. Dirscherl  
U. Egger  
N. Funk  
M. Mitchell

**Guests:**

Kennedy Bray, Lark Group  
Joel Smith, WA Architects  
Oren Mizrahi, Connect Landscape Architecture  
Craig Taylor, TKA+D Architecture and Design  
Peter Kelly, TKA+D Architecture and Design  
Joshua Melton, Hungerford Properties  
David Stoyko, Landscape Architecture

**Staff Present:**

S. Maleknia, Sr. Urban Design Planner  
V. Goldgrub, Urban Design Planner  
S. Meng, Legislative Services Coordinator

## A. APPOINTMENT OF THE CHAIR

Pursuant to the Advisory Design Panel (ADP) Terms of Reference, a Chair and Alternate Chair must be appointed by vote on the first meeting of the calendar year.

The following Panel members put forward their names for nomination:

- M. Krivolutskaya, Chair
- U. Egger, Alternate Chair

It was

Moved by M. Mitchell

Seconded by N. Funk

That the Advisory Design Panel (ADP) appoint

M. Krivolutskaya as Chair and U. Egger as Alternate Chair to serve a term beginning on January 30, 2025 and ending on December 31, 2025.

Carried

M. Krivolutskaya assumed the role of Chair for the meeting.

## B. ADOPTION OF THE MINUTES

It was

Moved by R. Amies

Seconded by M. Mitchell

That the minutes from the Advisory Design Panel

meeting on December 12, 2024 be received.

Carried

**C. NEW SUBMISSIONS****1. 3:06 p.m.**

File No.:	7924-0247-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	City Centre Plan Amendment, Rezoning from R3 to CD (based on RMC-135), Development Permit and Housing Agreement to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 416 student dormitory dwelling units (providing a total of 718 beds) above.
Address:	9714-137 Street
Developer:	Kennedy Bray, Lark Group
Architect:	Joel Smith, WA Architects
Landscape Architect:	Oren Mizrahi, Connect Landscape Architecture
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

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 R. Amies  
 Seconded by D. Dirscherl  
 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 including end of trip facilities for bike users related to the CRU employees to encourage bike commuters.
- Consider widening the tower separation to prevent wind tunnels and to provide more privacy for residents.
- Consider how retail uses will be supported for back-of-house storage, loading, and waste management.
- Consider working with an accessibility specialist, and, consider all visible, invisible and/or temporary disabilities when further developing the project.

- Consider reducing setbacks to the commercial areas to see if the over-edge pedestrian field can be improved along with retail space restaurant undersized.
- Consider reviewing soil volumes and depths and increasing plant diversity.

#### Site

- Consider including adequate street parking and drop-off areas to support retail customers, student transit, and parcel deliveries.
- Consider moving the central patio, water feature, and bench seating closer to 137<sup>th</sup> Avenue so that the central seating and gathering area is directly adjacent to the commercial space. This will also improve solar access.
- Reconsider more landscaped area in the central space.

#### Form and Character

- Consider providing larger tower floor plates, expanded to the north to improve floor plate efficiency.
- Consider reducing the tower height to limit stress on elevators and reduce construction time, improving overall project viability.
- Consider revising the design to provide a restaurant and retail space with more direct access to services and loading areas.
- Consider providing more variation in unit type, including more family-oriented units.
- Consider shared parking to reduce number of car parking stalls.

#### Landscape

- Reconsider the elevated planters with absorbent soil and surface run off.
- Ensure all trees have adequate soil volume and depth to meet City of Surrey requirement.
- Consider using a minimum 10% plant species diversity with emphasis on micro planting and native adapting plant material and forestry wildlife habitat.
- Consider further design development on plant material spacing.
- Consider using independent weather protection opportunity in amenity areas, independent of the roof overhang.
- Consider reducing significant hard surface walkway, particularly on the ground floor area.
- Consider having more connection from city sidewalks to the grass boulevard with additional cross walks and furniture in those areas.

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

- Consider providing lighting in the public plazas and central space where it complies with CPTED and Dark Sky requirements.
- Consider interim condition plan in between CC4 and CC5 phases to ensure spaces are working adequately and to ensure no hidden spaces (to address CPTED concerns).

### Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to inform resilient design and to protect against shock events (hot and cold).
- Consider commitment to achieving a sustainability certification such as “Salmon Safe” and “Dark Sky”.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider stormwater management strategies including rain planters, harvesting, and re-use to offset reliance on municipal water for irrigation and other building uses and enhance awareness of natural processes.
- Consider providing covered (rain protected) outdoor space to enhance year-round livability.
- Consider providing bike parking with e-bikes for internal exterior bike parking.
- Consider engaging with a waste management consultant to analyze waste/recycling and loading needs for the building.
- Consider engaging with the wastewater management consultant.
- Consider providing e-bike parking and provisions for e-bikes.

### Accessibility

- Consider providing visual alarms, service dog relief areas, and kitchen accessibility features.
- Consider alternate room configurations for accessible room and showers.
- Ensure that the shared laundry is accessible.
- Consider including a water feature with a guard rail to prevent hazards.
- Consider the mention of egress and how to get out in case of disaster or fire, area of refuge to wait.
- Consider internal/external accessibility including within units.
- Consider increasing the number of accessible units, exceeding minimum requirements.
- Consider reviewing exiting strategies through the lens of a person with disability; reconsider the use of dispatch elevators.

### Amenity Space and Programming

- Consider amenities to provide access to natural light.
- Consider incorporating a furniture technology package for wireless connections and charging stations in the exterior amenity and furniture allowed workstations.
- Consider providing a strong relationship between outdoor and indoor amenity programming along with mixed and passive action function for the use of space.
- Consider more inclusive and diverse programming for residential amenity areas in CC5 with varying furniture for exterior play areas.

The Panel recessed at 4:37 p.m. N. Funk left the meeting during the recess. The Panel reconvened at 4:42 p.m.

## 2. 4:15 p.m.

File No.:	7923-037300
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from Suburban Residential Zone (ORA) to Comprehensive Development Zone (CD) based on the Business Park 3 (IB3) Zone to allow for a 4 storey 12,987 m <sup>2</sup> self storage warehouse.
Address:	16248 and 16272 - 20 Ave
Developer:	Hungerford Properties
Architect:	TKA+D Architecture and Design
Landscape Architect:	David Stoyko Landscape Architect
Planner:	Chris Laing
Urban Design Planner:	Vanessa Goldgrub

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 M. Mitchell  
 Seconded by D. Dirscherl  
 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 early design stage energy modeling to future climate data (2050 – 2080) to further inform massing, orientation, and passive design strategies.
- Consider a hybrid wood-steel structure to reduce carbon footprint.
- Consider stormwater management strategies including permeable paving areas.
- Consider setting a goal to meet sustainability certifications, such as Salmon Safe with adjacency of streams
- Consider reducing parking stalls and increasing the number of loading bays as a value add for customers.
- Consider varying parapet heights at strategic locations to further breakdown the mass of the building, specifically targeted on the residential areas and the public realm.

- Consider increasing the size and width of the parking stalls to be accessible and add EV charging station to one of the accessible stalls.
- Consider the use of water detention on rooftop or other sustainable practices.
- Consider reconfiguring outdoor amenity in front of the facility to provide more space for maneuvering from the accessible parking stalls.

#### Landscape

- Consider reviewing the strategy for stormwater management infiltration where enabled.
- Consider the use of permeable paving within parking areas to increase infiltration.
- Ensure all trees to have adequate soil volume and depth.

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

- No specific issues were identified.

#### Sustainability

- Consider setting Net Zero Carbon certification goal to benefit from fully electrified strategy.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider stormwater management strategies including rain gardens, harvesting, and re-use to offset reliance on municipal water and enhance biofiltration.
- Consider providing permeable paving as much as possible to encourage infiltration.
- Consider working with local beekeeping society to keep beekeeping on the roof which is a low impact to facility and high impact to sustainability use of rooftop.

#### Accessibility

- Consider removing the tree islands by the two accessible parking spaces and increase overall width of them.
- Consider one of the two EVCS areas to become accessible space. Consider providing plenty of parking at the site to allow people to utilize the space as a charging station.

#### Amenity Space and Programming

- Ensure clear circulation for sidewalks both from letdown standpoint and users of sidewalk in general.

U. Egger left the meeting at 5:40 p.m.

**D. OTHER BUSINESS**

**1. Roundtable**

A roundtable of discussion was held.

M. Krivolutskaya left the meeting at 5:51 p.m.

R. Amies left the meeting at 5:53 p.m.

**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, February 13, 2025.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:54 p.m.

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Jennifer Ficocelli,  
City Clerk and Director Legislative Services

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M. Krivolutskaya, Chairperson