

Present:

C. Taylor - Chair
G. McGarva
T. Wolf
E. Mashig
D. Newby
J. Makepeace

Absent:

L. Mickelson
N. Baldwin
B. Wakelin
T. Bunting
S. Vincent
B. McGinn
T. Coady
Cpl. M. Searle

Guests:

Mark Whitehead, Musson Cattell Mackey
Partnership Architects (MCMP)
Vince Fernandez, MCMP
Celso Stifermann, MCMP
Mark Van der Zalm, Van der Zalm & Associates, Inc.
Mark Synan., Van der Zalm & Associates, Inc.
Andy Croft, PCI Developments Corp.
Tim Grant, PCI Developments Corp.
Greg Mitchell, PCI Developments Corp.
Kevin Welsh, Integral Group

Staff Present:

M. Rondeau, Senior Planner
C. Craig, Administrative Assistant

A. RECEIPT OF MINUTES

It was

minutes of the July 10, 2014 meeting.

Moved by G. McGarva
Seconded by D. Newby
That the Advisory Design Panel receive the

Carried

B. SUBMISSION**1. 4:00 PM**

File No.:	7914-0231-00/01
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP Amendment to DP No. 7912-0332-00 and detailed DP for Phase B of King George Station development. Mixed-use retail, office and multiple residential developments.
Address:	9808 King George Boulevard, Surrey
Developer:	Greg Mitchell, PCI Group
Architect:	Mark Whitehead, MCMP
Landscape Architect:	Mark van der Zalm and Associates
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented an overview of the proposed project and highlighted the following:

- The Panel saw a master plan for the whole site previously.
- This is similar to what has been seen before, but noted that this project has increased in density and height which was encouraged by the Panel since it is next to a transit station. With respect to use, form and density, staff is supportive of this project.
- Light rail is proposed to go through the site.
- The overall project is a little ambitious with respect to the amount of signage to be incorporated. More thought needs to go into the branding and naming of the site, as the history of this location is important, and could include considerations to the fact that it used to be "The Junction".

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes. A 3-D study model to address the project was provided on-table, and the following was highlighted:

- The King George Skytrain Station precinct is undergoing a significant transition triggered by the development of high-density residential to the north of the station, and the construction of the Coast Capital Savings Headquarters (HQ) (Phase A).
- An important component of this site is easy access to places such as: Surrey Memorial Hospital, Jim Pattison Outpatient Care and Surgery Centre, Revenue Canada, City Hall, and the King George Station.
- Vertical circulation (escalators, elevators, etc.) allows for pedestrian movement through the plaza to King George Station. A bus stop on Fraser Hwy. will serve to draw pedestrians.
- Street-facing retail is prominent, using both Fraser Hwy. and King George Blvd., while food and drug companies can operate above on the second floor. Small scale retail "cocoon" the larger boxes. King George Station to be a prominent feature, with the tower located behind, acting as the accent point.
- The mixed-use tower has some formal movement to give it more accent and texture. It is a landmark tower that achieves that quality through simple form, alternating balconies connected at the façade with a similar material element.
- Part of the animation variation is going to stem from the use of signage, giving each retailer the opportunity to create texture on the ground floor, depending on the signage they choose.
- The Project Architect presented a digital flyover to show how the site fits together.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Urban landscape design building on the idea of the rich, cultural history of the site as a meeting place, a confluence of people.

- The center mews is developed to be creek-like with a very geometric form (used a GIS interpretation of the landscape in the hope to mirror the original idea to create a striking geometric design), enriched with decking materials and day-lighting of the storm water system that connects to King George Blvd.
- The almost 1.5 acre rooftop level was designed to be a green roof/rain gardens, manifesting a triangular pattern (following the geometric design pattern). The design will incorporate small shrub communities and a variety of native grasses that will help detain and store storm water.
- High quality furnishings will be used (planted pots, unique seating arrangements, decorative concrete, recycled decking).

E. Mashig joined the meeting at 5:15 p.m.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW
DP Amendment to DP No. 7912-0332-00 and detailed DP for Phase B of King
George Station development to allow for a mixed-use retail, office and
multiple residential developments.
9808 King George Boulevard
File No.: 7914-0231-00/01**

It was Moved by G. McGarva
Seconded by E. Mashig
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- A very well documented and presented project, which responds to the City of Surrey's current urban design criteria. The site has been well-utilized and is resolved appropriately.
- The increase from previous density was strongly supported.
- Design elements should be carefully chosen to reflect the "Surrey-ness" of this site; there is a narrative about the urban intentions behind the project. The location of the site is historical and this has been taken into consideration.
- The creation of an urban edge will positively serve Surrey in the future.
- Good pedestrian linkages, movement and flow to the Skytrain.
- The mews connection to King George Blvd. lacks generosity; the invitation of the street is lacking. Suggested to make the edges more visually exciting.

Building Form and Character

- The landmark tower on King George Blvd. is a good feature; it has strong character and provides varied texture with the balconies. Subtle difference between textures provided on the different towers; this is very complimentary of the scheme. The tower would benefit from more development in terms of the top of the tower (very simplistic at the moment). It needs to be elegantly detailed.
- The proposal would benefit from more design development particularly the tower, and incorporate solar response.
- The mixed-use tower expression is somewhat forced. The tyranny of the residential expression is problematic once it hits the office floors. Consider better articulation of the masses; should meet the ground with more purpose.
- At the ground floor, the office tower seems to be a bit weak as it appears to be compressed by the weight of the building. Consider strengthening the base by incorporating prominent entries or a corner element, etc.
- Could incorporate more geometry into the retail podium to gesture the Coast Capital Savings Help HQ, particularly for the Fitness Building.
- There is a lot of variety in the commercial/retail podium however it seems to work as it is carefully articulated. There is generosity with the materials chosen and a rhythm that is pleasing to the street. Attention should be given to how the storefronts are varied (consider varied setbacks, widths, how doors open to create relationship between indoor and outdoor space, etc.). Bike racks should be added, as well as contemporary furniture, to create a truly social space.
- Let the signage add the variety and the characters of individual retailers to provide the animation. If well-incorporated into the building design, the signage is justified and will help the orientation throughout the site.
- A high volume of pedestrians are projected. As such, weather protection along these streets is essential, and appears appropriate. Pedestrian experience along these edges is key.
- The treatment of the '5th Elevation' (the podium roof) is well-considered, with thoughtful narrative. Given the height and the residential use, this is very thorough.
- There is legibility on the ground space; it is obvious how one moves through the site. It is simple, but there is beauty in the simplicity of the design. This is a well-animated space. Concerned there is no outdoor social space for the residents that is not deemed a public space.

Landscaping

- The green roof design is well-crafted and is an excellent concept and rationale. The triangulation of the roof is interesting and makes this more 3-dimensional. Encourage more height on the roof to create interest.

- Consider trees in the mews. Studies have shown that people generally feel more comfortable, happier and spend more money in areas that have trees and are green.
- Make sure the street trees remain generous enough to grow with large enough tree pits.
- Daycare outdoor space needs to be resolved.

CPTED

- Should carefully consider how security is dealt with in the pedestrian mews leading to the main plaza.

Accessibility

- No comments were made regarding accessibility.

Sustainability

- LEED Gold and certified for different parts of the project is good.
- Concerned that the very high glazing percentage and very little external shading will be a challenge for both comfort and energy modeling for the glass on the tower. Upgrading to triple glazing might be required. Energy modeling will determine actual requirements. Would prefer to see less glazing (40% maximum) and more shading on the south side.
- Consider irrigation for the roof. The roof looks like it will require a high level of maintenance.

C. RESUBMISSIONS

D. OTHER COMPETENT BUSINESS

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 25, 2014.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:39 p.m.



Jane Sullivan, City Clerk

Craig Taylor, Advisory Design Panel