

**Present:**

Chair - E. Mashig

**Panel Members:**D. Newby  
M. Ehman  
M. Vance  
K. Johnston  
S. Forrest  
D. Ramslie  
Cpl. M. Searle**Guests:**J. Prasad, J. Prasad & Associates  
L. Chorobik, Viewpoint Landscape Architects  
Y. Afanasiev, WG Architecture  
N. Grzybowicz, WG Architecture  
N. Mendiari, WG Architecture  
L. Podhora, Larry Podhora Architect  
C. Gray, Larry Podhora Architect  
S. Watt, Krahn Engineering  
S. Marcon  
M. Marcon**Staff Present:**H. Bello, Senior Planner - Planning & Dev.  
M. Rondeau, Senior Planner, Planning & Dev.  
Henry Ahking, Senior Planner, Planning & Dev.  
Ron Hintsche, Current Planning Manager,  
Planning & Development  
L. Luaifoa, Legislative Services**A. RECEIPT OF MINUTES**

It was

Moved by M. Ehman  
Seconded by D. Newby  
That the minutes of the Advisory Design

Panel meeting of March 26, 2015, be received.

Carried**B. NEW SUBMISSIONS****1. 4:00PM**

File No.:	<b>7914-0076-00</b>
New or Resubmit:	<b>New</b>
Description:	<b>Banquet Hall + Commercial Building</b>
Address:	<b>8910 - 120 Street</b>
Developer:	Jay Prasad
Architect:	Wojciech Grzybowicz, WG Architects
Landscape Architect:	Viewpoint Landscape Architects
Planner:	Keith Broersma
Urban Design Planner:	Hernan Bello

**The Urban Design Planner** presented an overview of the proposed project.

- This is a complicated site that accommodated limitations on the side and limitations of accessibility.
- Staff consider the proposal has responded well to site considerations and have no specific issues with the proposal.

**The Project Architect** presented an overview of the site plan, building plans, elevation and landscape plans and noted the following:

- This challenging site is triangular in shape and designed to accommodate three levels of commercial space and two levels of underground parking. A banquet hall will be located on the third floor including kitchen facilities and all the required spaces for a banquet hall. The room will have the ability to be divided into two or three halls.
- Vehicle access is proposed from the intersection at 90 Avenue and from the existing lane on south side of property.
- There are two phases for the project construction. In Phase 1 the existing buildings on north side of lot will remain in use during construction of the main building. Phase 2 will consist of building the commercial space and offices above. The main building will be extended towards 90 Avenue. Pedestrian access is from Scott Road.

D. Ramsle joined the meeting at 4:30 pm.

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

- There are some existing trees on site that are not suitable for retention.
- The project indicates street edge with boulevard. The entrance to the commercial spaces are extended with a different pavement.
- The primary entrance is park like entry with new trees, a small amenity area sheltered from the street with planting.
- Roof planting, two decks with low planting and planters. Concrete path for maintenance only, shrubs.
- The extent of outdoor seating for the Banquet Hall is limited due to seating capacity.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**Banquet Hall + Commercial Building at 8910 – 120 Street**  
File No. 7914-0076-00

It was

Moved by S. Forrest  
Seconded by M. Ehman  
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

The Panel commended the applicant for producing a complete application based on the complexity of the site.

### Site

- Concerns about signage and vehicular wayfinding. Recommend hiring a signage consultant to ensure all signage is consistent.
- Concerns about parking access remote from the actual building entrance.

### Building Form and Character

- Generally, the use, form and density were supported.
- The building elevations have a bit too much going on and could be toned down a little.
- Like the use of colours but overall, there are too many variations of colour.
- Suggest reviewing the angled stair form and how it works with the rest of the building.
- Concerns with the amount of west facing glass, re-consider the amount of glass being used.
- The punctuated openings to the east and railway have a strong presence.
- The garbage and recycling area seems small and not centrally located.
- Ensure lobby is vented properly for the west orientation and solar gain.
- Outdoor lighting is important, especially with a high volume of glass.
- Ensure car stalls don't overhang the walkways and consider wheel stops.
- Consider lighting designer for lighting scheme.

### Landscaping

- Suggest more emphasis on exterior amenities.
- Consider mature trees on site as much as possible including west side of the roof decks for shading and along edge of parking towards the loading bays.
- The treatment of roofs is an important aspect. Consider the development of a green roof strategy.
- Soil and irrigation is required if trees are to survive up on the roof top.

### CPTED

- The railway corridor has proven challenging in Surrey for graffiti and other damages. Important to ensure that people don't have access to the part of the building.
- The challenging part of the location of the building is that the police will be hopping the curb when an emergency call is received. Consider design features to protect pedestrians.
- Consider pedestrian/vehicle interface to deal with groups spilling through trying to get to their vehicle when an event ends.
- Site lines need to be clear when people come into the plaza on Level 1 and are heading north.

- Recommend CTV throughout the entire area especially parking levels. Recommend very strong treatment of CCTV at entrances to capture vehicle description and license plates.

**Sustainability**

- Consider vertical shading for the west facing glass and some treatment of the atrium as a cooling resource. The atrium needs to address solar loads much better. Consider passive ventilation for the atrium to be activated as required.
- Excellent opportunity to utilize daylight and the space in the banquet hall with skylights. There is potential to eliminate lighting for the day and use of controllable systems to provide block out for presentations etc.
- Explore opportunities for the roof to not only to cool, but provide storm water, passive cooling and habitat for pollinators.

2. **5:00PM**

File No.:	7915-0028-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	<b>Development Permit application for a 40,431 m<sup>2</sup> (419,440 ft<sup>2</sup>) window production facility and office in Campbell Heights North Business Park (Starline Windows)</b>
Address:	<b>3733 192 Street Parent Parcel (Note: Development parcel yet to be created)</b>
Developer:	Krahn Engineering
Architect:	Larry Podhora Architect
Landscape Architect:	Stephen Watt
Planner:	Helen Popple
Urban Design Planner:	Mary Beth Rondeau

**The Urban Design Planner** presented an overview of the proposed project.

- Staff has no issues with the density, form and use.
- The roads around the site are very sloped especially the south east corner. It is almost 5 m higher than the lowest part. This issue has been faced with other sites and has been dealt with.
- There are swales along most of the streets as part of the NCP stormwater management.

**The Project Architect** presented an overview of the site plan, building plans, elevations and highlighted the following:

- The building is one large window production facility box with specific production areas.
- The main office is a three storey structure located on the south side of the project, facing 36 Avenue. It is differentiated in function and appearance.

- The bright facility has lighting around the perimeter as well as use of skylights.
- The project is so large, no matter how many vertical gaps and reveals are put in place, it will still read horizontally. The design approach was to not fight the horizontality of the project. In order to help get into expressing horizontality, a series of deep reveals in the concrete perimeter were used, which are randomized and aren't painted out in any different colour.
- The rear or north elevation is much more functional and the area is much simpler and will be used for trucks.
- The signage is building applied.
- The very bold, somewhat deeply tinted glass is used to provide relief from base colour of the building.
- The parking count is more or less on target for requirements of the facility itself and the City Zoning Bylaw.

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

- The building site is large. There are limited areas of landscaping to deal with.
- Where bioswales are, introduction of native plants coming up will occur.
- Introducing taller trees to break up that scale, variety of trees on edge, different colours and layering them.
- Mature trees will be situated along the east boundary line along 192 Street. The road will be expanded and the project does not come near those trees, for future use. The tree retention has not been addressed yet.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

File No. 7914-0121-00

It was

Moved by D. Ramslie  
Seconded by K. Johnston  
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**

The Panel generally supported the use, form and density of the project and commended the form, design and reflection of the products that Starline produces.

##### **Site**

- Consider specialty paving of the parking in different patterns so events and after hours that space could be more identified or different

**Building Form and Character**

- Consider further focus on 192 Street due to high visibility. Suggest use of different shades of glass and concrete reveals to help punctuate building.
- The entry doesn't appear to have too much weather protection. Suggest refinement of that entrance element with some weather protection.
- Great provision including an employee area. Recommend that the employee area look outside or be re-located to the roof deck.

**Landscaping**

- The transition from street down to parking lot is steep, considering stabilizing the slope. Confirm any guardrail requirements.
- Consider more landscaping on 192 Street, or along the north property lines, not just cedar hedges.
- Suggest more consideration of perimeter walkway around site.
- Loading bays are too exposed consider providing some visual relief in rear lot.
- Suggest moveable rectangular planters along chain link fencing that can be removed if future facility is built.
- Consider tree islands into the parking area and more landscaping around the employee exterior space.

**CPTED**

- Security of back part of building is crucial. As a 24 hour operation, criminals will learn shift changes. Examine open source data for a shifting parking plan. Recommend putting night shift parking in a secure area or more condensed area.
- Recommend strong lighting and high resolution of CCTV.
- Recommended placement of building address on top of roof to help landmark building.

**Sustainability**

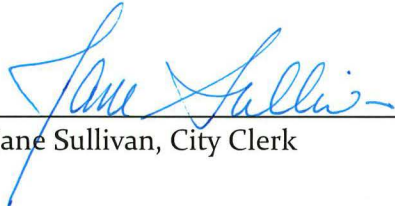
- Commend the use of natural day lighting, ventilation and triple glazing.
- Suggest making efforts to recover some of the process load inside for heating of water.

**C. OTHER COMPETENT BUSINESS****D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May, 28 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:20 p.m.

  
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Jane Sullivan, City Clerk

  
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E. Mashig, Chairman  
Advisory Design Panel