

**Present:**

L. Mickelson – Chair  
M. Ehman  
M. Higgs  
M. MacCaull  
E. Mashig  
D. Staples  
D. Tyacke  
M. Younger  
M. Vance

**Guests:**

J. Uppal, Golden Bay Trading  
P. Goodwin, GBL Architects  
A. Kudic, GBL Architects  
M. Chan, PMG Landscape Architects Ltd  
L. Sully, Elkay Developments  
V. Fernandez, Musson Cattel Mackey  
Partnership  
M. Van der Zalm, van der Zalm + associates Inc.

**Staff Present:**

M. Rondeau, Acting City Architect  
C. Eagles, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was

Moved by M. Vance  
Seconded by M. MacCaull  
That the minutes of the Advisory Design

Panel meeting of May 12, 2016 be received.

Carried

**B. NEW SUBMISSIONS**

**1. 5:00 PM**

<b>File No.:</b>	<b>7914-0014-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	NCP Amendment, Rezoning and DP for a 3 storey commercial/residential building with 18 residential units and 1 level of underground parking
<b>Address:</b>	18805/55 – 72 Avenue, Clayton Village, East Clayton
<b>Developer:</b>	Joe Uppal, Golden Bay Trading
<b>Architect:</b>	Paul Goodwin, GBL Architects
<b>Landscape Architect:</b>	Mary Chan, PMG Landscape Architects Ltd
<b>Planner:</b>	Chris Atkins
<b>Urban Design Planner:</b>	Mary Beth Rondeau

**The Urban Designer** presented a brief overview of the project and highlighted the following:

- The subject development site is intended as mixed use village centre.
- A ring road around the commercial village was achieved by this site and the adjacent daycare building. However, the road connection from the existing cul-de-sac is not being sought at this time. A greenway pedestrian walkway link will be provided on the as was shown on the original NCP.
- The resulting use, form and density is supported. Staff has worked with the applicant team and have no specific issues with the proposal.

*M. Younger arrived to the meeting at 5:14 p.m.*

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

- There will be an underground parkade for both residents and visitors which exceed the City of Surrey's bylaw requirements.
- Three major materials will be used, which includes a mixture of brick, cement panel and spandrel glass. The building will be contemporary style.

**The Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- The corner plaza area allows some greenery as well as outdoor paved space.
- The area at the north on 188<sup>th</sup> in front of the loading has been revised to show a seating area.

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

NCP Amendment, Rezoning and DP for a 3 storey commercial/residential building with 18 residential units and 1 level of underground parking.

File No. 7914-0014-00

It was

Moved by E. Mashig

Seconded by M. Higgs

That the Advisory Design Panel (ADP) recommends A - that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

The Panel supports the project in general and noted that the proposed complex is in keeping with the surrounding commercial sites.

#### **Site**

- The greenway walkway from the cul-de-sac to the east of the site should be wide and useable as an important connection if the road connection cannot be achieved.

- Support L-shaped commercial at grade, variation in overall massing and variation in the skyline.
- The corner plaza was the subject of discussion with the Panel members. It was generally supported as is.

### **Building Form and Character**

- The building is well articulated with the residential above. The cornice elements are perhaps too busy. Consider keeping the cornice on the lower parts and deleting on the upper parapets.
- The residential entrance could read more clearly.
- Concerns were raised about the amount of glass proposed for the commercial area noting that some may be papered up and the trees may not provide enough shade in the summer.
- Some concerns raised about the use of spandrel on the commercial columns.
- Where the columns are flush with the upper elements, it appears to be an uncomfortable juncture. More work is needed on the setback/overhangs of the upper and lower elements.
- The brick material should be wrap rather than the transition to hardie panel shown.
- The actual colours of the materials are different than the printed elevations and may need some adjustment.
- The north elevation will be visible and should have improved treatments more in keeping with the street elevations.
- Recommend a covered area for access to the garbage bins for the residential units.
- Recommend the inclusion of an outdoor amenity such as a patio or deck.

### **Landscaping**

- The raised planters at the corner are a concern. Recommend dropping the parking to allow for in-ground planters.
- Bike parking should be added to the corner plaza but should not take away from the public open space.
- The north facing amenity area was a concern given the sun access. The artificial turf could be natural grass.

### **CPTED**

No comments provided specific to CPTED.

### **Accessibility**

- Recommend a different location of the disabled parking stall and to add an additional stall.
- Ensure powers doors are located at the entrances, especially for the commercial area and for the elevator panels to be accessible.
- It was noted that the indoor washroom design does not look accessible for disabled persons.

### Sustainability

- Recommend more thought be put into the submission for Sustainability with consideration of the use of heat recovery ventilators (HRV).
- Operable windows are good.
- Consider taking rain off the building and put into soil cells.

### 2. 5:45 PM

<b>File No.:</b>	<b>7915-0194-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	Rezoning and DP commercial/office/industrial business park development on 2 sites with 8 buildings: <ul style="list-style-type: none"> <li>• 2 – 4-5 storey office buildings</li> <li>• 3 – 1 storey commercial buildings</li> <li>• 1 – 1 storey drive-thru restaurant</li> <li>• 2 – 1-2 storey office industrial buildings with 1 level of underground parking</li> </ul>
<b>Address:</b>	16450/16510 – 16 Avenue; Highway 99 Corridor Local Area Plan, South Surrey
<b>Developer:</b>	Leigh Sully, Elkay Developments
<b>Architect:</b>	Vince Fernandez, Musson Cattel Mackey Partnership
<b>Landscape Architect:</b>	Mark Van der Zalm, van der Zalm + associates Inc.
<b>Planner:</b>	Keith Broersma
<b>Urban Design Planner:</b>	Mary Beth Rondeau/Nathan Chow

The **Urban Designer** presented a brief overview of the project and highlighted the following:

- The 16<sup>th</sup> Avenue area is developing similar to the 24<sup>th</sup> Avenue Grandview Corners. These are generally auto oriented commercial and business park.
- The crossing over Highway 99 was recently constructed and opens the area up.
- The subject site fits the intent of the area and address significant slope issues. Staff has worked with the development team and have no specific issues on proposal.

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

- The subject site is very well located and involves road dedication along 16 Avenue. The subject site has significant grading which will allow for underground parking on the northern portion of the site.
- A significant portion of the site was dedicated parkland for the Fergus Creek watershed.

- A central plaza was created between the buildings and connects to the upper and lower areas given the slope on the site.

The **Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- To be sustainable, drain water will be collected and native species and natural plants that use a lower water usage will be planted. To be energy efficient, LED lighting will be used in the plaza and within the landscaping.

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

#### **Rezoning and DP commercial/office/industrial business park development on 2 sites with 8 buildings:**

- **2 – 4-5 storey office buildings**
- **3 – 1 storey commercial buildings**
- **1 – 1 storey drive-thru restaurant**
- **2 – 1-2 storey office industrial buildings with 1 level of underground parking**

File No. 7915-0194-00

It was

Moved by M. Higgs

Seconded by M. Ehman

That the Advisory Design Panel (ADP)

recommends A - that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

In general, the Panel supported the proposal and the clean, modern approach.

#### **Site**

- Commend the resolution of the significant slope on the site.

#### **Building Form and Character**

- Building F could be more architecturally treated rather than the more graphic approach proposed.
- Consider passive solar shading etc as variation on facades.
- Consider the proposed location of the garbage if a restaurant will be located near the plaza area.

#### **Landscaping**

- Recommend adding more trees or vegetation to add emphasis, creating the notion of a village square and buffer from the parking.
- Commend the quality of landscape and materials used and support the use of the extra greening on the wall fronting the highway.

**CPTED**

No comments specific to CPTED.

**Accessibility**

- It would be ideal if there were universal access from the upper plaza to the lower plaza but appreciate that the ramp would be overly long.
- Members are pleased to hear that parking for disabled stalls is increased.
- Suggest that the power doors are placed at all entrances where applicable, that the elevator button be placed horizontal, and that the restrooms be wheelchair assessable.

**Sustainability**

- The Sustainability factors were brought up in the presentation and were supported.

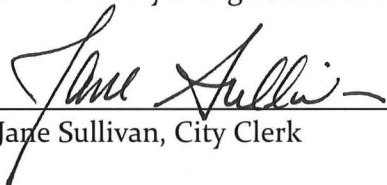
**C. OTHER COMPETENT BUSINESS**


**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, August 25, 2016.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:06 p.m.

  
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Jane Sullivan, City Clerk

  
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Leroy Mickelson, Chairman  
Advisory Design Panel