

**Present:**

Chair – Leroy Michelson  
M. Enns  
M. Lesack  
D. Nelson  
A. Scott  
R. Solivar  
D. Staples

**Guests:**

M. Yip, PMG Landscape Architects  
S. Bouchard, Quadra Homes  
W. Friesen, Points West Architecture  
H. Bronson, Points West Architecture  
Robert Salikan, Salikan Architecture Inc.  
David Jerke, Van der Zalm & Associates Inc.  
Sao Sim Kuan and David Tam  
P. Joyce, City of Surrey  
E. Ng, HCMA Architecture and Design  
S. Rothnie, HCMA Architecture and Design  
J. Cutler, space2place  
M. Frappier, acdf<sup>®</sup> architecture/design  
urbain/interior  
R. Virani, Avanni Investment Group  
D. Stoyko, Connect Landscape Architecture  
S. Bose, Architecture 49  
A. Page, Core Project Management  
J. Henderson, Core Project Management

**Staff Present:**

M. Rondeau, Acting City Architect,  
Planning & Development  
N. Chow, Urban Designer, Planning &  
Development  
L. Luaifoa, Legislative Services

The Acting City Architect introduced the newest members Andrea Scott and Mark Lesack to the Panel.

**A. RECEIPT OF MINUTES**

It was

Panel meeting of January 12, 2017 be received.

Moved by L. Mickelson

Seconded by R. Solivar

That the minutes of the Advisory Design

Carried

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

<b>File No.:</b>	<b>7915-0255-00</b>
<b>New or Resubmit:</b>	New
<b>Last Submission Date:</b>	N/A
<b>Description:</b>	Three 5-storey apartment buildings
<b>Address:</b>	<b>3488 King George Boulevard, 3494 King George Boulevard, 3562 146A Street, 3506 King George Boulevard, 3516 King George Boulevard, 14600 Winter Crescent, 14634 Winter Crescent, 3545 146A Street, South Surrey</b>
<b>Developer:</b>	Shawn Bouchard, Quadra Homes
<b>Architect:</b>	Wes Friesen, Points West Architecture
<b>Landscape Architect:</b>	Mary Chan Yip, PMG Landscape Architects
<b>Planner:</b>	Keith Broersma
<b>Urban Design Planner:</b>	Nathan Chow

The **Urban Design Planner** provided the following comments:

- The buffer and setback on King George Boulevard has been reduced on the site to match the surrounding streetscapes, with a solid hedge and no expectation of a street interface.
- Staff has been working with the applicant on the architectural character and is seeking commentary from the Panel with that regard.

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

- The plan includes a dense tree retention and landscape buffer as suggested in the Development Permit Guidelines.
- Garbage and recycling areas are provided underground for all buildings.
- Exterior balconies have fully retractable glass enclosures.

The **Landscape Architect** presented an overview of the Landscape, Sustainability and CPTED plans and highlighted the following:

- 80 new trees will be planted in addition to the consisting of varying species as well as conifers along King George Boulevard which will add some extra buffering.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW****Three 5-storey apartment buildings**

File No. 7915-0255-00

It was Moved by D. Nelson  
Seconded by M. Enns  
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 Design Panel supported use, form and density of the project and considered the building siting/tree retention to be commendable.

**Building Form and Character**

- Suggest highlighting the McDougall Drive/King George Boulevard corner.
- Consider the human scale of the columns at the lobby entries in its material ratios between stone and timber. Suggest lowering the stonework, and extending the timber lower.
- Suggest simplifying the cladding material usage. Consider arrangement of stone work, which may be too linear; could be reduced in some portions in favour of 2 stories on other portions.
- Suggest differentiating each building with its own identity by varying the application of the existing colour palette.
- There was some concern with the use of the horizontal aluminum siding.
- Consider daylighting for Unit J in Building B, as it may be quite shaded.

**Landscaping**

- Commend the retention of trees.
- The connection between the outdoor space and indoor amenity room should be strengthened.
- There are possible program opportunities such as covered social area and an exercise circuit as extension of the workout room.
- Create a more open space in the “central amenity area” to eliminate excessive shade and allow sightlines for parental supervision of children.
- Appreciate the naturalized play areas. Suggest exploring more opportunities for kids play and risk.
- Suggest that walkway surfaces be solid and accessible for the elderly, as soft surfaces can be challenging.

**CPTED**

- No comments provided specific to CPTED.

**Accessibility**

- Recommend 5% of the buildings be accessible.
- Recommend a minimum of 2 disabled parking stalls per building.
- Recommend call buttons be horizontal at entrance.
- Recommend emergency call button in parking lobbies.
- Recommend elevator buttons are replaced horizontally.

**Sustainability**

- Consider opportunities for rainwater management and water absorption between existing forest and rooftops/hardscapes.

2. **4:55 PM**

<b>File No.:</b>	<b>7915-0445-00</b>
<b>New or Resubmit:</b>	<b>Resubmit</b>
<b>Last Submission Date:</b>	April 7, 2016
<b>Description:</b>	Rezoning and Development Permit for a mixed-use building with commercial retail units on the ground floor and nine two-storey residential units above. Since last ADP review the proposal has changed from upper-storey office to upper-storey residential.
<b>Address:</b>	2249 King George Boulevard and 2213-156 Street, South Surrey
<b>Developer:</b>	Sao Sim Kuan and David Tam, 0767713 BC Ltd. and 10120000 BC Ltd.
<b>Architect:</b>	Robert Salikan, Salikan Architecture Inc.
<b>Landscape Architect:</b>	David Jerke, Van der Zalm & Associates Inc.
<b>Planner:</b>	Melissa Johnson
<b>Urban Design Planner:</b>	Nathan Chow



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

- The proposal has changed to residential on the upper floors rather than office.
- Building materials are simple; proposed metal panel throughout with spectra blue and glass.
- The Panel was previously concerned about parking showing through to the street and the passage way is 6 m which effectively eliminates the view to the parking lot.

The **Landscape Architect** highlighted the changes to the original plan.

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

**Rezoning and Development Permit for a mixed-use building with commercial retail units on the ground floor and nine two-storey residential units above. Since last ADP review the proposal has changed from upper-storey office to upper-story residential.**

File No. 7916-0214-00

It was

Moved by D. Staples

Seconded by R. Solivar

That the Advisory Design Panel (ADP)

recommends C – 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

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

The Panel noted the change in use was an improvement; however considered the proposal requires significant design development and specifically in relation to the building code resolution, the building structure, waste management, a storage room for bikes and mechanical units.

The drawing submission could be improved to be more readable with more labelling.

#### **Site**

- There appears to be more parking than required. This can solve a number of the concerns with the surface parking area:
  - confirm that drive aisles and turning radii are wide enough
  - insufficient manoeuvring for several stalls
  - increase universal access parking stalls
  - add landscaping/trees.

### **Building Form and Character**

- The residential units above the commercial create a nice repetition and the stepping down of massing at the ends responds well to the context.
- The rear elevation needs more articulation and improved material treatments similar to the front.
- There appears to be significant building code issues such as dead end corridors and access to the unit at the elevator.
- Incorporate details of privacy screens which will be visible to the streetscape.
- Replace upstand wall with more open railing at ramp.
- Consider privacy specifically for overlook to bathrooms.

### **Landscaping**

- The south amenity space appears forced and could be better used for water retention, raw garden, “headwaters”.
- Consider integral lighting to illuminate darker central walk thru.
- The north walkway around the building appears forgotten and should be opened up with activated retail wrapping, specialty paving etc.
- Consider screening underground parking lot entry at north plaza.
- Grading plan would help to see if “bioswale’ concept works.

### **CPTED**

- Suggest security gates.

### **Accessibility**

- Recommend 1 disabled parking stall for residential area, 1 disabled stall for commercial area.
- Recommend call buttons be horizontal.
- Recommend power doors for the commercial areas.

### **Sustainability**

- No specific comments.

3. 5:30 PM

<b>File No.:</b>	<b>7916-0431-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	Development Permit to allow for a 1,277 square metre addition to the Surrey Museum, a Development Variance Permit to reduce the required number of on-site parking spaces from 182 to 99 and a Heritage component for the relocation of Anderson Cabin (on Heritage Inventory) on the site and a subdivision for consolidation.
<b>Address:</b>	17675 – No. 10 (56 Avenue) Highway 17735 – No. 10 (56 Avenue) Highway 5642-176A Street 17671- No. 10 (56 Avenue) Highway 17710-56A Avenue, Cloverdale
<b>Developer:</b>	Peter Joyce, City of Surrey
<b>Architect:</b>	Stuart Rothnie, HCMA Architecture and Design
<b>Landscape Architect:</b>	Jeff Cutler, space2place
<b>Planner:</b>	Jennifer McLean
<b>Urban Design Planner:</b>	Mary Beth Rondeau

The **Urban Design Planner** provided the following comments:

- Staff has no specific comments or issues but note that a significant parking reduction is being requested.

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

- The project is an expansion of the existing museum which is comprised of three different elements; two expansions and other site improvement.
- The expansions will repair the organization of the public realm and create a civil identity as the current building is challenged by architectural form and does not represent a museum.
- The expansion to the north of the site will provide space for an exhibit space, children's gallery, a feature gallery and space for public events. This space will also include a new reception area and administrative offices.
- One of the key components is the accommodation of three heritage sites to create a heritage park.
- The current storage facility will be taken down and added to the museum.
- Most of landscape work is marked for the second phase.
- The primary treatment around the building will be lawn and retained trees, heavy timber boardwalk as the first phase of construction.
- Where possible, trees will be transplanted and new trees planted.

The **Landscape Architect** responded to questions and clarifications.



**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**Development Permit to allow for a 1,277-square metre addition to the Surrey Museum, a Development Variance Permit to reduce the required number of on-site parking spaces from 182 to 99 and a Heritage component for the relocation of Anderson Cabin (on Heritage Inventory) on the site and a subdivision for consolidation.**

File No. 7916-0431-00

It was

Moved by R. Solivar

Seconded by D. Nelson

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 supported the overall proposal with recognition of good moves for the master planning, building siting and architectural resolution.

**Building Form and Character**

- Simple form and is a nice balance to the existing building.
- Like the use of the dark brick.
- The west elevation could be opened up to be lighter.

**Landscaping**

- Concern with the “link” between buildings as it seems to cut the site in half. Consider ensuring visual and physical east/west connection. If “link” building is necessary consider two distinct precincts on site (east and west); each with their own character, materials and uses.
- Concern with berm on south side (56 Avenue). The berm weakens the public presence along that street and gives the “back of the house” type of feel.
- Suggest the majority of pedestrian access of parking be to the east and not from 56 Avenue.
- Ensure the big ideas of program find their way to the detailed level of material.
- Suggest more visual/drawing development for how the proposed spaces support the museum expansion.
- More articulation would be encouraged for the re-use of existing trees, ground plant materials, hierarchy of open spaces and program elements.



**CPTED**

- No comments provided specific to CPTED.

**Accessibility**

- Recommend lobbying TransLink for accessible transit by the site.

**Sustainability**

- No comments pertaining to Sustainability.

4. **6:25 PM**

<b>File No.:</b>	<b>7916-0183-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	Rezoning from C-35 to CD and Development Permit in order to allow the development of a mixed use 30 storey tower consisting of 176 residential units and 105 hotel units and 419 s.m. commercial space.
<b>Address:</b>	13540 and 13586-98 Avenue, City Centre
<b>Developer:</b>	Riaz Virani, Avanni Investment Group
<b>Architect:</b>	Maxime-Alexis Frappier, acdf* architecture
<b>Landscape Architect:</b>	David Stoyko, Connect Landscape Architecture
<b>Planner:</b>	Jennifer McLean
<b>Urban Design Planner:</b>	Mary Beth Rondeau

**The Urban Design Planner** provided the following comments:

- The use and density generally meet the policy for the area.
- Mixed-use (hotel, residential and commercial) is strongly supportable.
- The height is above the City Centre policy; however the higher proposed form will fit into the recent higher building trends in the area.
- There are no issues for staff.

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

- The mixed-use project will be built in six steps to include a hotel (105 rooms), townhouses and residential. The three components are well separated with a clear reading to mark the different types of programmatic functions in the tower.
  - White fritted glass with prints of surroundings and pictures of British Columbia are proposed for the hotel.
  - Wrap around balcony on the residential floors (thermally broken) with stainless steel edge on the underside.
- Would like to finish the top of the building with a cap to cover the mechanical and elevator overrun.
- The materials are long lasting, stone and some portion when we want to express distinguish between hotel floors with a tinted windows for amenity space

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

- The proposal includes a bbq area, yoga deck and dog amenity space. Other spaces will be created to include space for a fire pit and other urban uses.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Staples  
Seconded by R. Solivar  
That the Advisory Design Panel (ADP)  
recommends A – that the applicant address the following issues to the satisfaction  
of the Planning & Development Department.

Carried

L. Mickelson left the meeting. D. Nelson assumed the role of Chair.

#### STATEMENT OF REVIEW COMMENTS

**Rezoning from C-35 to CD and Development Permit in order to allow the development of a mixed use 30 storey tower consisting of 176 residential units and 105 hotel units and 419 sm commercial space.**

File: 7916-0183-00

The Panel support the use, form, additional height and density and considered the proposal to be an extremely sophisticated iconic building proposal.

### **Building Form and Character**

- The two end townhouses need more resolution. Consider pulling townhouses out at the back to give a greater definition on 98 Avenue or a bolder shift in massing and improve the west elevation resolution.
- The townhouses should have a separate corridor from the hotel. Consider acoustic separation.
- Consider greater definition between townhouses and ground plane and consider realities of how people will use the outdoor patio spaces as storage etc.
- Consider impact or privacy screens on tower elevations.
- Suggest adding more elevators to serve this density.
- Concern with one loading spot.
- Concern there is no access to rooms in underground parking due to the stalls butting up against it.
- Provide additional detailing and landscaping to maintain elegance of overall development.

### **Landscaping**

- Could find more ways to bring the building architecture into the landscape.
- The Corten wall could be more developed as an art statement and integrated into furnishings and landscape features.
- Refine and articulate a way to grow herbs etc. to bring a seasonal element into what is going on in the building.
- Consider lighting, paving etc. at the hotel entry.

### **CPTED**

- No comments provided specific to CPTED.

### **Accessibility**

- Recommend parking lobby has emergency call buttons.
- Recommend elevator panel buttons be horizontal.
- Recommend 5% of hotel units be wheelchair accessible.
- Recommend power doors at entrances.

### **Sustainability**

- Consider rainwater collection to be re-used on Level 7 and roof top.
- Support for extensive thermal bridging at balcony slabs.




**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for **Thursday, February 9, 2017.**

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:35 p.m.

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Leroy Mickelson, Chairman  
Advisory Design Panel