

**Present:**

Chair - D. Tyacke

**Panel Members:**

M. Lesack

J. Leger

K. Johnston

L. Mickelson

**Guests:**

Colin Hogan, Focus Architecture

Mary Chen Yip, PMG Landscape Architects

Darryl Condon, HCMA Architecture + Design

Aiden Callison, HCMA Architecture + Design

Ariel Vernon, Hapa Collaborative

Wayne Vickers, Bosa Properties

Patrick Cotter, ZGF Architects

Mark Van der Zalm, Van der Zalm &amp; Associates

Iain MacFadyen, ZGF Architects

**Staff Present:**

M. Rondeau, Senior Planner

N. Chow, Planner

L. Blake, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was

Moved by L. Mickelson

Seconded by M. Lesack

That the minutes of the Advisory Design

Panel meeting of January 25, 2018 be received.

Carried**B. NEW SUBMISSIONS**

1. 4:00 p.m.

File No.: 7917-0304-00

New or Resubmit: New

Last Submission Date: N/A

Description: NCP Amendment, Rezoning and Development Permit  
to permit a 4-storey apartment building.

Address: 16575 24 Avenue

Developer: Penmat Mana JV Ltd., Inc. No. BC1032292

Architect: Colin Hogan Architect AIBC, Focus Architecture

Landscape Architect: Mary Chan Yip BCSLA, PMG Landscape Architecture

Planner: Heather Kamitakahara

Urban Design Planner: Nathan Chow

The **Urban Design Planner** advised that the surrounding neighbourhood consists of newly built single-family homes and townhome developments. The Grandview Ridge Trail is south of the subject site and is a major Parks amenity. Staff have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

It was Moved by L. Mickelson  
Seconded by K. Johnston  
That the Advisory Design Panel (ADP)  
supports the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.

CARRIED

#### Form and Character

- Consider relating the character more to the surrounding residential neighbourhood as it appears too rigid and institutional
- Consider adjusting the parkade ramp and/or visitor parking area to improve the outdoor amenity, site interface and access to the building
- Recommend improving the rear lobby access entry.
- Consider additional emphasis at the entrance and for each entry to the ground floor units.
- The service room location does not appear practical.
- The residential storage appears small.
- Suggest increasing the storage room size as it is combined with bicycle parking.
- Recommend providing at least 50% horizontal bicycle storage.

#### Landscape

- The amenity space could benefit from additional development such as pollinator plants.
- Consider providing additional depth/diversity for the amenity space.
- Consider moving amenity space plantings to the sunnier end of the terrace.
- Consider developing the play area more in the amenity space.
- Commend the corner plaza.
- Consider a more structural shrub styling to emphasis the trees.
- Recommend lower corner plantings to increase visibility.
- Consider planting pockets on the parkade ramp.
- Recommend more landscape screening of the Northern exposed concrete walls.
- Consider relocating some visitor parking underground for more landscaping opportunities at the surface.

#### CPTED

- The parkade ramp location creates a deep pocket near the amenity area that could result in crime issues.

#### Accessibility

- Recommend power doors at lobby entrances.
- Recommend an additional disabled parking spot for residents.
- Recommend that 5% of units be accessible or adaptable.
- Recommend that elevator panels and call button panels be placed horizontally.

- Recommend providing emergency call buttons in the parking elevator.
- Review access to the outdoor amenity space from the indoor amenity space.

2. 4:45 p.m.

File No.: 7917-0075-00  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Rezoning and Development Permit to permit a 2-storey, City-owned Coverdale Community Centre, including gymnasium, art studios, library, pre-school and coffee shop  
 Address: 18608-18714 – 72 Avenue  
 Developer: Scott Groves, City of Surrey  
 Architect: Darryl Condon Architect AIBC, HCMA Architecture and Design  
 Landscape Architect: Joe Fry, HAPA Landscape Architecture  
 Planner: Christopher Atkins  
 Urban Design Planner: Mary Beth Rondeau

The **Acting City Architect** advised that staff have no specific issues and can answer any questions from the Panel.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

It was Moved by K. Johnston  
 Seconded by J. Leger  
 That the Advisory Design Panel (ADP) supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

CARRIED

In general, the Panel strongly supported the proposal.

Form and Character

- Encourage the continued review of the cladding.
- Further delineate the specific sports on the multi-use court such as making basketball court lines very clear.
- Consider introducing color when possible, specifically with respect to wayfinding.
- Consider additional or enhanced storage particularly for the assembly occupancy.
- Consider a lighter design concept for the central staircase, as it appears heavy and out of context.
- The public washroom design concept could lead to privacy concerns.

## Landscape

- Recommend fencing for the preschool garden area.
- Ensure the purpose of the outdoor playing courts is clear with respect to color use.
- Consider a ramp or sloped walkway from the wooden deck.
- The new tree planting plan appears rigid compared to the forest theme.

## Access

- Recommend power doors at lobby entrance as well as washrooms, if possible.
- Consider direct access from the circular pathway to the wooden patio.

3. 5:30 p.m.
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|-----------------------|--|
| File No.:             | 7918-0058-00   |
| New or Resubmit:      | New  |
| Last Submission Date: | N/A  |
| Description:          | OCP and City Centre Plan Amendment, Rezoning and DP to permit two residential towers (33 and 41 storeys) with related amenity space, ground floor townhouses, 223 sq.m. of commercial space, and 4 levels of u/g parking<br><b>Note:</b> Previous application for Rezone and DP for two residential towers (26 and 32 storeys); currently at 3 <sup>rd</sup> Reading (application will be closed). |
| Address:              | 13425 and 13409 - 104 Avenue<br>13440, 13430, 13420 and 13410 - 105 Avenue   |
| Developer:            | Wayne Vick, Bosa Properties  |
| Architect:            | Patrick Cotter Architect AIBC, ZGF Architects  |
| Landscape Architect:  | Mark Van der Zalm BCSLA, Van der Zalm & Assoc.   |
| Planner:              | Christopher Atkins   |
| Urban Design Planner: | Mary Beth Rondeau  |

Julien Leger left the meeting at 5:50 p.m.

The **Acting City Architect** advised that the 3 Civic Plaza building has raised the height gradient at this node since the previous approval for this site. This adds approximately 6 storeys to each tower. Staff have no specific issues with the revised height and density.

The **Development Representative** provided an overview of the project and site history.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the proposed verticality and height are a response to the axial alignment that was identified as an issue in the previous application.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

The **Sustainability Representative** provided an overview of the sustainability features of the project.

It was

Moved by K. Johnston

Seconded by L. Mickelson

That the Advisory Design Panel (ADP)

supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

CARRIED.

In general, the Panel supported the additional height and the overall proposal.

#### Form and Character

- Consider adding more intricacy to the podium and specifically the townhouses.
- Encourage reviewing the color of the fins, as the difference in color weakens the concept.

#### Landscape

- Consider additional presence for townhome entries.
- Consider a year-round irrigation system.
- A planting plan is needed.

#### CPTED

- No specific issues identified.

#### Accessibility

- Recommend that the surface visitor parking have one disabled parking stall.
- Recommend implementing horizontal elevator and call buttons.
- Recommend that 5% of units be adaptable.
- Recommend power doors at the entrances to the lobby.
- Consider access to the pool and lounge area.


### C. OTHER BUSINESS

### D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, March 22, 2018.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:40 p.m.

  
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Jane Sullivan, City Clerk

  
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D. Tyack, Chair