

Present:

Chair - L. Mickelson

Panel Members:J. Leger
K. Johnston
M. Enns
S. Forrest**Guests:**Brendan Casidy, Barnett Dembek Architects
Clark Kavolinas, C. Kavolinas & Associates Inc.
Emily Kearns, Ankenman Associates Architects Inc.
Lance Barnett, Barnett Dembek Architects Inc.
Maciej Dembek, Barnett Dembek Architects Inc.
Mary Chan Yip, PGM Landscape Architects
Meredith Mitchell, M2 Landscape Architecture
Phil Magistrale, Dawson & Sawyer
Sam Hooge, Dawson & Sawyer**Staff Present:**A. McLean, City Architect
C. Eagles, Administrative Assistant
N. Chow, Urban Design Planner**A. RECEIPT OF MINUTES**

It was

Moved by J. Leger

Seconded by K. Johnston

That the minutes of the Advisory Design

Panel meeting of May 24, 2018 be received.

Carried**B. NEW SUBMISSIONS**

1. 4:00 p.m.
File No.: 7918-0116-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning and Development Permit to permit a 4-storey mixed-use building. 880.9 m² (9,482 ft²) of commercial on the ground floor and three stories of residential above, with a total of 35 units. Parking is proposed at grade for commercial and underground for residential uses.
Address: 8488 - 120 Street, Newton
Developer: Western Gateway Inv. Ltd.
Architect: Emily Kearns, Ankenman Associates Architects Inc.
Landscape Architect: Clark Kavolinas, C. Kavolinas & Associates Inc.
Planner: Luci Moraes
Urban Design Planner: Nathan Chow

The Urban Design Planner advised there are concerns with the lack of on-site trees along the North street frontage and lack of definition at the unprogrammed Northeast corner of the building. Staff has no other specific issues and advises that no vehicular access will be granted to 120 Street, but instead access will be from the lane.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The project will use practical modern esthetics.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The required buffer will be located along the laneway.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Leger
Seconded by K. Johnston
That the Advisory Design Panel (ADP):

1. Support the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that staff work with applicants to ensure project presentations are met to City standards and guidelines.

Carried

The Panel noted there was a lack of completed materials for the application, namely, the physical-materials palette board and coordinated packages. The Panel noted that submissions to the ADP should be complete and adequate in order for the panel to make an informed decision.

Site

- The plant buffer to the sidewalk is minimal and the north setback of two metres is constricted. Recommend more buffering.
- Consider that the Northeast plaza be at the retail floor level for potential retail use. Suggest this area be specifically programmed.

Form and Character

- Consider refining the white box façade element's proportions on level 2 and 3 as it is too bulky.
- Considering showing more depth and three-dimensionality to the balconies.
- Consider using a durable material such as the tangerine coloured glass for the entry colour along 120 Street.
- The Panel expressed concerns with the usage of tangerine colour on the balconies, but supports the colour along the housing to differentiate the condos.
- Consider a more open façade to the Northeast plaza.
- Consider enhancing the South facade which is visible from 120 Street.
- Recommend alternative programming such as seating and landscaping in the rooftop outdoor amenity space.
- Recommend studying the parkade height to meet code and bylaw requirements for the accessible parking stalls.
- Suggest more 3 bedroom units.

Landscape

- Recommend a buffer or softening between the surface parking lot and commercial space.
- Consider further development along 85 Avenue and the Northeast building plaza. Consider making this usable space.
- Consider diversifying the programming at the community amenity space.
- Consider adding more native plant material.
- Consider smaller pot sizes and closer plant spacing.
- Consider hedges against parking lot walls.
- Suggest showing quality materials for the retaining wall.

The Panel noted the landscaping drawing package was inadequate to understand.

Sustainability

- Consider alternative location for the permeable pavers as they generally are less effective at a 5% slope.

CPTED

- No specific issues identified.

Accessibility

- Consider accessible restrooms for the indoor amenity space.
- Consider that 5% of the units be wheelchair assessable.
- Consider relocating the disabled parking stall closer to the entrance.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend that the entrance door be power operated.

The Panel supports the three bedroom units.

2. 4:45 p.m.
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| File No.: | 7914-0261-00 |
| New or Resubmit: | New |
| Last Submission Date: | N/A |
| Description: | Rezoning, OCP Amendment, Subdivision and Development Permit. Proposal for apartments and townhouses. Apartment portion is proposed as 6-storey building facing KGB, with a total of 78 units and 108 parking spaces (underground). Total gross floor area 6,444 m ² (69,364 ft ²) |
| Address: | 8205 King George Boulevard, Newton |
| Developer: | KB Properties Inc. |
| Architect: | Maciej Dembek, Barnett Dembek Architects Inc. |
| Landscape Architect: | Meredith Mitchell, M2 Landscape Architecture |
| Planner: | Taryn Hayes |
| Urban Design Planner: | Nathan Chow |

The Urban Design Planner advised that the use and density is supported and that staff have no specific issues. Staff noted that the shared neighbour's trees to the South will be retained and that the neighbouring properties are mobile home parks.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The townhomes will be 1-2 bedrooms and the top floor condo units have high ceilings.

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

The Panel raised concerns with respect to no actual physical-materials palette board present and encourages the applicant to provide such presentation materials.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Forrest
Seconded by J. Leger
That the Advisory Design Panel (ADP)
support the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Defeated
With M. Enns, K. Johnston and L. Mickelson
in opposition.

The Panel supports that the Planning and Development Department use their discretion on whether or not to return the application to the Panel.

It was Moved by K. Johnston
Seconded by M. Enns
That the Advisory Design Panel (ADP) is in
conditional support of the project and recommends 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
With J. Leger in opposition.

Site

- No specific issues were identified.

Form and Character

- Consider a setback at level 5 and 6 as the massing is too rigid.
- Consider re-examining the strength of the vertical element in the façade. The current design is sharp in contrast to the surrounding area.
- The heights and length is too repetitive and require articulation.

- Consider alternative to the use of natural stone cladding. Suggest a more urban look, such as masonry be used.
- Concerns were expressed for the use of cedar and the ongoing maintenance it would impose, especially at the South solar exposure
- Recommend the development of proportional relationship of window mullions and panels.
- Consider pairing the L-shaped pop-ups, they appear too repetitive. Or consider extending the stone higher
- Consider programming the amenity space and having at one restrooms per amenity room.
- Consider development of use and programming for the upper levels, such as a kids play area or lounges.
- Smooth out the outdoor amenity ramp transition to increase the usable floor area.
- Visitor parking appears cumbersome. Consider three bedroom units for families.
- Consider bulk storage for each unit.

Landscape

- Consider having plans that separates materials.
- The panel supports the streetscape material.

Sustainability

- Consider the opportunity for storm water retention landscape, rain gardens, and infiltration trenches.
- Consider locating a raingarden at the Northeast corner of the site.

CPTED

- The Panel expressed security issues related to the ground level pathways.

Accessibility

- Consider access to the elevator with an accessible path from the visitor parking.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend two designated disabled parking stalls.
- Recommend emergency call buttons in the underground parking garage.
- Consider that 5% of the units be wheel chair accessible.

3. 5:30 p.m.
 File No.: 7918-0070-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning, OCP Amendment, Subdivision and Development Permit. Proposal for apartments and townhouses. Apartment portion is proposed as 6-storey building facing KGB, with a total of 111 units and 144 parking spaces (underground). Total gross floor area 8,516.8 m² (91,674 ft²)
 Address: 8190 King George Boulevard, Newton
 Developer: Dawson & Sawyer (Phil Magistrale)
 Architect: Lance Barnett, Barnett Dembek Architects Inc.
 Landscape Architect: Mary Chan Yip, PGM Landscape Architects
 Planner: Luci Moraes
 Urban Design Planner: Nathan Chow

S. Forrest left the meeting at 5:52 p.m.

The Urban Design Planner advised that the southwest indoor amenity room would be better located adjacent to the northern indoor amenity room, facing the rear of the site, in order for a residential unit interface to be located at the southwest corner instead. Staff noted there are concerns with the grading and proposed retaining wall to the north. Staff questions if the base of the building adequately transitions and integrates with the neighbouring townhouses. The associated adjoining townhouse development is shown for context, but not intended for review by the panel.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. Units located on ground level will have direct access to King George Boulevard. The project architect clarified that the black panels are intended to separate unit levels.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The landscape is to create colour and texture throughout the season and to provide habitat. The trees will consist of a variety of species. The slope is dropped allowing for storm water drainage and soils.

The panel recommended access points from the North-South pathway corridor to the building to connect this site with the associated adjacent townhouse development, as the intent is for shared amenity spaces.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

Site

- Consider increasing access points from the communal spaces to the pedestrian mews between the associated adjacent townhouse developments.

Form and Character

- Recommend integration of the lobby at the north end into the overall building.
- Suggest relocating the south indoor amenity room to the north and replace with a residential unit.
- Recommend more identification of the townhouses. For example with additional rhythm, emphasis on its doorways and address signs.
- Consider the grey hardie board have a smooth texture to emphasize the contemporary look of the building.
- Consider colour to the materials being used, for example as highlights.
- Consider a larger gym and fitness area in the amenity room.
- Recommend moving the amenity restroom or add a secondary room with a change room and locker area.
- Consider rooftop amenity at the upper storey where there is a large roof overhang.
- Consider revising the garbage room sizing (larger bins vs. smaller bins).
- Consider three bedroom units for families.
- Recommend residential bulk storage.

Landscape

- The panel supports the urban agriculture opportunity and expressed concerns with the key reference materials and rendered landscape drawings.
- Suggest more porosity with the outdoor amenity space and mews for better access between the sites and to improve movement with multiple access points.
- Consider widening the mews.

Sustainability

- No specific issues were identified.

CPTED

The Panel expressed security issues related to the ground level pathways.

Accessibility

- Consider moving the accessible parking stalls up to level P1
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of units be wheel chair accessible.
- Recommend an emergency call button on the lobby.
- Recommend the amenity restrooms be accessible.


C. OTHER BUSINESS

D. NEXT MEETING


The next Advisory Design Panel is scheduled for Thursday, June 21, 2018 in 2E Community Room B, at Surrey City Hall.

E. ADJOURNMENT

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



Jane Sullivan, City Clerk



L. Mickelson, Chair