

Present:

Chair - J. Leger
Panel Members:
A. Scott
D. Tyacke
M. Younger

Guests:

Anya Paskovic, Aplin Martin
Jessie Arora, DF Architecture Inc.
Mary Chan-Yip, PMG Landscape Architects
Samira Khayambashi, Aplin Martin
Stephen Vincent, Durante Kruek Ltd.
Tim Ankenman, Ankenman Marchand Architect
Zubin Billimoria, DF Architecture Inc.

Staff Present:

A. McLean, City Architect
C. Eagles, Administrative Assistant
N. Chow, Urban Design Planner

A. RECEIPT OF MINUTES

It was Moved by A. Scott
Seconded by M. Younger
That the minutes of the Advisory Design
Panel meeting of June 7, 2018 be received.
Carried

B. NEW SUBMISSIONS**1. 4:00 p.m.**

| | |
|-----------------------|---|
| File No.: | 7917-0596-00 |
| New or Resubmit: | New |
| Last Submission Date: | N/A |
| Description: | OCP/NCP Amendments, Rezoning and Development Permit to permit a 5-storey mixed-use building. The commercial component includes 18 CRU's with a total of 2178 square metres (23,447 sq. ft.) of floor area. The residential component includes 90 residential units. The total proposed gross floor area is 9,525.5 square metres (102,536 sq. ft.). |
| Address: | 14418 and 14462 72 Avenue |
| Developer: | Amson Centre 72 Ltd. |
| Architect: | Jessie Arora, DF Architecture Inc. |
| Landscape Architect: | PMG Landscape Architects |
| Planner: | Heather Kamitakahara |
| Urban Design Planner: | Nathan Chow |

The Urban Design Planner advised that the New Concept Plan was written 20 years ago; therefore, the gateway feature is no longer required by staff since the proposed land use is different and the building itself can act as the gateway feature. Staff noted the floor plans have some unit bedrooms with no windows.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The units are designed for maximum natural light exposure.

The Landscape Architect presented an overview of the general concept for the Landscape plans. It was noted there is no need to destroy or replace the existing fence on the subject property as part of the development.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

1. Support the project and recommend that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

Site

- No specific issues were identified.

Form and Character

- Consider emphasizing the corner at the intersection.
- The “picture frame” feature is okay at the front of the building, but recommend toning down this feature at the East end.
- Consider providing an indoor amenity room for Building 1 on the roof top level adjacent to the outdoor amenity area.
- Consider additional programming for the amenity space adjacent to the outdoor spaces.
- Consider a bridge between the two buildings for convenience of access to the amenity spaces.
- The panel supports the use of colour, materials, the massing and articulation, but encourages an alternative material other than fibre cement panels.
- Recommend a loading area on or off-site.

Landscape

- Consider accentuating the corner with landscaping to provide a plaza.
- Consider accentuating the residential lobbies with landscaping.

Sustainability

- Consider adopting the BC energy step code.
- Consider the use of heat recovery ventilation for improved indoor air quality to all occupied suite rooms and energy efficiency.
- Recommend ventilation in all the flex rooms and eliminate the closets.

CPTED

- No specific issues were identified.

Accessibility

- Recommend an accessibility stall in the visitor parking.
- Recommend relocating the accessible parking stalls closer to the elevator.

2. 5:45 p.m.

File No.: 7917-0411-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Proposed Rezoning from "Agro-Industrial Zone (IA)" to "Community Commercial Zone (C-8)" and "Comprehensive Development Zone (CD)" based on "Self-Service Gasoline Station Zone (CG-1)", to allow for subdivision into 3 commercial lots and a Development Permit for Sensitive Ecosystem and Form & Character, including the following:

- Gas station, convenience store and drive-through restaurant on a lot on 192 Street
- One commercial building on a corner lot
- Two commercial buildings on a lot on 28 Avenue
- Total floor area of 4,768 m² (51,329 sq. ft.)
- Total of 121 parking spaces provided

Address: 2820 192 Street
 Architect: Lovick Scott Architects
 Landscape Architect: PMG Architects
 Planner: Luciana Moraes
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that a landscape buffer to the park reserve to the South is required and that the land use is supported by staff.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. Petro-Canada will conform their base building to the other proposed buildings, which are all similar in nature.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Younger
Seconded by D. Tyacke
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.
2. Recommend that the landscaping submission return to staff for further development.

Carried

In general, the panel supported the project.

Site

- The setback variance on the east property is acceptable.

Form and Character

- No specific issues were identified.
- Consider enclosing the parkade and secure with gates.
- Consider providing additional natural light on the east façade of Building B and C, which would also enhance security.

Landscape

- Consider a restrictive covenant for the trees on 192 Street, to protect against topping or excessive pruning.

Sustainability

- Consider alternative glazing performance and solar shading strategies on the different exposures.

CPTED

- Consider closing the parkade for security reasons.

Accessibility

- No specific issues were identified.

3. **5:30 p.m.**
 File No.: 7918-0072-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: OCP amendment from Urban to Multiple Residential and NCP amendment from max. 45 upa to max 70 upa. Rezoning and DP to permit 2 residential apartment buildings for a total of 151 units with parking below grade.
 Address: 6529 196 Street
 Developer: 1034786 BC Ltd. (Jit Daara)
 Architect: Tim Ankenman, Architect AIBC, Ankenman Marchand Architects
 Landscape Architect: Stephen Vincent, Durante Kruek Ltd.
 Planner: Ingrid Matthews
 Urban Design Planner: Ann Mclean

The City Architect advised that staff have no specific issues. Staff noted that 65 Avenue will be extended to 196 Street and that the Planning and Development Department generally support the project.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. An effect was made to break down building massing and it was noted the size of the originally proposed units became too large for the current area; therefore, an amendment to the OCP was required. The building is exploring the provision of a Sewerage Heat Recovery system for the buildings.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Scott
 Seconded by D. Tyake
 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.
2. Recommend that the landscaping submission return to staff for further development.

Carried

The Panel noted the project material lacked detail, in particular the landscaping details and amenity spaces.

Site

- The Panel noted the good massing reduction toward the north east neighbours.

Form and Character

- Consider the rooftop amenity area be larger, particularly the windows in the hallway could be doors accessing the deck; and include a covered area.
- Consider relocating the bedroom over of the vehicle access ramp of a proposed three bedroom unit.
- Consider relocating the closet and storage spaces adjacent to the exterior in favour of providing more natural light.
- Consider more wood elements.
- The panel supports the architectural expression and the “U” shaped building typology.

Landscape

- Recommend additional trees on the north side for future screening.

Sustainability

- The panel encourages efforts for sustainability.

CPTED

- No specific issues were identified.

Accessibility

- Recommend the entry level lobby area be accessible.


C. OTHER BUSINESS

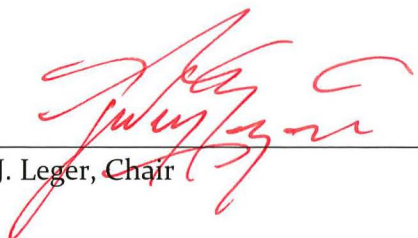
D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 12, 2018, in 2E Community Room B, at Surrey City Hall.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:10 p.m.


Jane Sullivan, City Clerk


J. Leger, Chair