

Present:

Chair - J. Leger
Panel Members:
A. Callison
A. Politano
D. Tyacke
I. MacFadyen
L. Mickelson
M. Younger
R. Sethi
S. McFarlane

Guests:

Chris Block, Collabor8 Architecture + Design Inc.
Dylan Chernoff, Durante Kreuk Ltd.
Katya Morenells, Collabor8 Architecture + Design Inc.
Manish Sharma, Square Nine Developments
Mary Chan Yip, PMG Landscape Architects
Mehran Rabiee, Fleetwood Village Development Ltd.
Richard Bernstein, Chris Dikeakos Architects Inc.
Thomas Morton, Fleetwood Village Development Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by M. Younger
Seconded by D. Tyacke
That the minutes of the Advisory Design
Panel meeting of June 21, 2018 be received.
Carried

B. INTRODUCTIONS

C. NEW SUBMISSIONS

1. 4:15 p.m.

File No.:	7917-0462-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Development Permit to permit the construction of a twenty-five (25) storey residential tower with a mixed-use podium. A total building floor area of approx. 20,228 m ² (217,591 sq. ft.) is proposed, representing an FAR of 4.2 on the gross site area (5.4 FAR net site area) with 4 levels of underground parking. The applicant is dedicating 836 m ² to the City as streamside protection area.
Address:	9677 King George Boulevard
Developer:	Manish Sharma, Square Nine Developments
Architect:	Richard Bernstein, Chris Dikeakos Architects Inc.
Landscape Architect:	Dylan Chernoff, Durante Kreuk Ltd.
Planner:	Christopher Atkins
Urban Design Planner:	Ann McLean

The City Architect advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. Amenity spaces will be located on a variety of levels. Future space will be provided for a potential District Energy system.

The Landscape Architect presented an overview of the general concept for the Landscape plans. Outdoor amenity spaces will include a fenced off leash dog area.

The loading area will be shared with park access for service vehicles.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by L. Mickelson
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

Site

- Consider pedestrian flow on the North side of the vehicular access driveway.
- Recommend locating the CRU elevator to be more centralized and turning it to face King George Boulevard.
- Consider improving the functionality of the garbage and recycling arrangements for the commercial units.
- Consider improving mechanical and venting for commercial units.

Form and Character

- The Panel supports the integrated height with future developments and the proximity to transit.
- Recommend removing LED lighting strip on tower.
- Provide glazing on south wall of north CRU building, and do not leave west wall blank.
- The Panel in general supports the massing, character and reduced volume through the Riparian Area.

Landscape

- Consider infinity edge landscaping on roof decks.
- Consider an arbor over the living area and extending it across for cover for residents.

- Consider strengthening the infinity edge landscape concept by softening the west elevation and glazing.
- Consider non-artificial turf on the rooftop amenity space.
- The Panel supports the at-grade treatment.

Sustainability

- Consider Step 2 of BC Energy Step Code.
- Consider parking stalls for electric vehicle charging stations.
- Consider more natural lighting to the west stairwell in lieu of the green wall.
- Consider integrating rain water management with green wall system for irrigation.
- Recommend that thermal energy (District Energy) demand requirements be met.
- Consider further sustainable measures such as solar.

CPTED

- Recommend better lighting and glazing in stairwell leading to the outdoor amenity space.
- Consider designated vehicle drop off and loading area for pedestrian safety.

Accessibility

- Recommend accessible washrooms in amenity spaces.
- Recommend a minimum of seven designated disabled parking stalls in close proximity to the elevators.
- Recommend that the entrance doors be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider that all patios are disabled accessible.
- Consider 5% of units be wheelchair accessible.

2. 5:30 p.m.

File No.:	7917-0583-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit to allow five (5) commercial / mixed-use buildings ranging in height from two to five storeys. All buildings include ground floor commercial, while buildings B and C include residential above.
Address:	8835 – 152A Street
Developer:	Mehran Rabiee, Fleetwood Village Development Ltd.
Architect:	Chris Block, Collabor8 Architecture + Design Inc.
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Donald Nip
Urban Design Planner:	Ann McLean

The City Architect expressed concerns with the public realm interfaces. The general Development Permit allows for a minimum 2 metre setback. 88 Avenue is a truck route and staff would like to see a further setback in order the pedestrian realm would be more comfortable and safe. 88A Avenue has many service elements, including garbage and loading located along the street edge, reducing its positive engagement with the public realm.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The recycling area is enclosed and located in the least distracting area for pedestrians.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The design will be pedestrian friendly.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was
Moved by J. Leger
Seconded by I. MacFadyen
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 L. Mickelson opposed.

Site

- Recommend solution to move-in/move-out and loading conflict between commercial and residential.
- Recommend altering the residential entrance door as it gets lost and does not have identity.
- Recommend relocating access to recycling.
- Recommend relocating the residential elevator to be more centralized.
- Recommend increasing the setback on 88 Avenue for high traffic area.
- Consider reducing the height at the south of the property to minimize the vis-a-vis to the single family dwellings.
- Consider compatibility between commercial and residential components.
- Consider altering the office wall on level 2 adjacent to the residential amenity space to engage with the users.
- Consider increasing the height to the northern portion of the site.
- Consider how vehicles enter and exit the site.
- The Panel supports the widening of 88 Avenue sidewalk.
- The Panel supports the efforts to differentiate material and canopy changes.

The Panel would like to see minimum loading requirements on future projects.

Form and Character

- Consider refining the massing and transition between the residential and podium.
- Consider circulation nodes and creating a clear, identifiable and stronger wayfinding.
- Consider greater consistency between volumetric and planar approach.
- Consider fascia is consistent with other materials.

Landscape

- Recommend that the drop slab is maintained for landscape.
- Consider larger canopy trees in parking area where buildings are not adjacent and widen planting trench.
- Consider further development at the residential lobby plaza.
- Consider different material for the lawns.
- Consider water feature under bridge in plaza for evening animation and daytime white noise.
- Consider covering BBQ and seating area.
- Consider increasing the size of the play area.

Sustainability

- Recommend Step 2 of the BC Energy Step Code.
- Consider equipping parking stall for electric vehicle charging.
- Consider rainwater harvesting for irrigation.
- Consider additional green roof areas to address rainwater management.
- Provide cooling units to the west and other strategies for shading.

CPTED

- No specific issues were identified.

Accessibility

- Recommend that the entrance door be power operated.
- Recommend the amenity spaces and restrooms be accessible.
- Recommend relocating the accessible parking stalls closer to the elevators.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of residential units be wheel chair accessible.
- Consider emergency call buttons in the parking lobbies.
- Consider providing a mode of travel from the parking stalls to the side walk to ensure pedestrians do not have to navigate into the drive aisle and mode of travel between the residential parking lot and elevator area.


D. OTHER BUSINESS

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 9, 2018 at Surrey City Hall in 2E Community Room B.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:45 p.m.



Jane Sullivan, City Clerk



J. Leger, Chair