

**Present:**

Chair - L. Mickelson  
Panel Members:  
K. Johnston  
M. Enns  
R. Sethi  
A. Politano

**Guests:**

Colin Hogan, Focus Architecture  
Oren Mizrahi, Connect Landscape  
Architect  
Larry Adams, NSDA Architects  
Peter Kreuk, Durante Kreuk

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
L. Blake, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by A. Politano  
Seconded by R. Sethi  
That the minutes of the Advisory Design  
Panel meeting of July 26, 2018 be received.  
Carried

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

File No.: 7917-0347-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: OCP and NCP amendment, Rezoning and Development  
Permit to permit the construction of a 5-storey mixed-  
use building containing approximately 71 residential  
dwelling units and 806 square metres of ground floor  
commercial with one level of underground parking, and  
96 townhouse units.  
Address: 18805, 18843 & 18855 - 72 Avenue in Clayton Village  
Developer: 1098629 B.C. Ltd. - John Rempel  
Architect: Colin Hogan  
Focus Architecture Incorporated  
Landscape Architect: Connect Landscape Architecture  
Planner: Leita Martin  
Urban Design Planner: Ann McLean

The City Architect advised the project generally complies with the Neighbourhood Context Plan (NCP), with the proposed 5th storey having Staff support. Staff have expressed concerns regarding the interface of the amenity space and the use of interior bedrooms. The City Architect requested that comments be focussed on the mixed-use five storey building, in particular the proposed public realm and plaza, and architectural expression and materials. In addition comments on the interface of the townhomes with the mixed-use development were requested.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations and highlighted the following information:

- The project has been designed so that the commercial space addresses the corner of 72 Avenue and 188 Street, as the Neighbourhood Context Plan (NCP) designation for the site is commercial. The project follows the contemporary style of the existing adjacent commercial building.
- The outdoor amenity space has been located as far north as possible so that it is not in the shadow of the building, while still allowing loading uses near the vehicle entrance.
- The top floor is set back 10 - 12 feet in order to reduce the appearance of the height of the building.
- The commercial space has been extended to create rooftop patios for the residential units while keeping the mass of the building away from the mass of the townhomes.

The Landscape Architect presented an overview of the general concept for the Landscape plans. It was noted that the corner has been left open for clear visibility and access.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

#### Form and Character

- Building and massing appear appropriate and create a good street wall.
- The project provides a good transition from the adjacent three storey buildings
- The idea of the plaza and its intended use requires additional detail work and should be addressed, as it is considered a "landmark corner".
- Suggest extending the plaza around the corner.
- Encourage enhancing or strengthening the base of the commercial space.
- The commercial side of the building experiences a loss of character due to the strong repetition of the glazing.
- Integration of signage is important to the layering of the context of the corner. The implementation of the signage does not achieve the layering.
- Recommend additional development regarding the signage plan. The ventilation system for the CRU units could impact the signage.
- Suggest strengthening the commercial and residential entrances.

- Consider weather protection for ground level residential units.
- Reconsider the use of Hardie board for durability.
- Recommend color matched trim be utilized for Hardie board panels.
- While interior bedrooms for smaller units are more common, some concerns were expressed regarding interior bedrooms in larger units.

#### Landscape

- The planting palette is appropriate.
- The amenity space appears well thought out.
- Suggest emphasizing the corner plaza with a design element to create a feature and a destination for residents.

#### CPTED

- The location of the commercial lobby in the parkade could present CPTED concerns.

#### Access

- Commend the implementation of three disabled parking stalls.
- Recommend that all entrance doors be power operated.
- Recommend installing emergency call buttons at all parking lobbies.
- Recommend accessible washrooms in all indoor amenity areas.
- Consider the elevator and entrance call button panel be placed horizontally.

#### 2. 4:45 p.m.

File No.:	7918-0229-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit for a 6-storey building located on a City-owned lot, consisting of 100 transitional housing units and 30 shelter units and ancillary support services for persons with a history of homelessness. There will be one level of underground parking. Rezoning of the subject site is to be completed by the City through application no. 7916-0013-00, in advance of the issuance of DP 7918-0229-00.
Address:	14150 Green Timbers Way
Developer:	George Simpson, RainCity Housing
Architect:	Larry Adams, NSDA Architects
Landscape Architect:	Peter Kreuk, Durante Kreuk
Planner:	Christopher Atkins
Urban Design Planner:	Ann McLean

The City Architect provided an overview of the project and noted that the proposal complies with the zoning concept and there are no concerns with the proposed setbacks. Concerns have been expressed regarding the interface of the east side of



the project, as there are programmatic concerns that are in conflict with Parks and Planning staff request for a more transparent edge. The City Architect requested comments regarding the overall project development, public realm interfaces and the overall building and material expression

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The numerous site constraints, including the riparian area, road dedication and setback requirements, have resulted in a linear site. There are additional programmatic separation requirements between the shelter and transitional housing. In addition, the project will utilize BC Building Code Step Code 4, as per BC Housing Guidelines.

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

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by K. Johnston  
Seconded by M. Enns  
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

The Panel noted that the project is well resolved and has good proportions and rhythm. The building is simple with punctuation of color that adds playfulness. The project as presented works well and the Panel recommends that the applicant continue to move forward in the same direction.

#### Form and Character

- Commend the use of appropriate and durable materials are appropriate and durable.
- Commend the implementation of outdoor spaces and programming.
- Commend the direction to achieve STEP 4 of the BC Energy Step Code.
- Consider implanting features to soften the user experience, as the building may appear institutional.
- Consider continuing the use of wood indoors to provide additional warmth.

#### Landscape

- Commend the tree retention and riparian area upgrades.
- Consider incorporating a green façade, buffering or urban agriculture on the east side to soften the hardscape.
- Consider additional seating at the front entrance, as it will likely become a gathering space for residents.

CPTED

- No specific issues were identified.

Access

- The number of disabled parking stalls is appropriate.
- Commend the use of emergency call buttons in parking lobby.
- Consider the elevator and entrance call button panel be placed horizontally.
- Commend the number of adaptable units.
- Ensure outdoor patios are wheelchair accessible.


**C. OTHER BUSINESS**


**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, September 6, 2018 in 6E City Managers Boardroom at Surrey City Hall.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:58 p.m.

  
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Jane Sullivan, City Clerk

  
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L. Mickelson, Chair