

**Present:**

Chair – L. Michelson  
Panel Members:  
A. Callison  
A. Politano  
A. Scott  
D. Tyacke  
J. Leger  
M. MacCaull

**Guests:**

Ada Lin, PWL  
Adrien Herberts, Mosaic  
Bob Worden, Ramsey Worden Architects Ltd.  
Derek Lee, PWL  
Jack Wu, Ramsey Worden Architects Ltd.  
Jonathan Losee, Jonathan Losee Ltd.  
Jun He, New Great Land  
Kristin Defer, Connect Landscape Architecture  
Kristina Zalite, Jonathan Losee Ltd.  
Marcus Paterson, BC Housing  
Renante Solivar, MCMP Architects  
Ron Hart, Ron Hart Architect Ltd.  
Sarah Attchison, Plan Van  
Sydney Schwartz, MCMP Architects

**Staff Present:**

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

**A. RECEIPT OF MINUTES**

It was Moved by A. Scott  
Seconded by M. MacCaull  
That the minutes of the Advisory Design  
Panel meeting of August 23, 2018 be received.  
Carried

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

File No.: 7918-0258-00  
New or Resubmit: New  
Description: Rezoning of a portion of the subject site from “Town Centre Commercial Zone (C-15)” to “Comprehensive Development Zone (CD)”, a development permit and a subdivision (consolidation from 4 to 2 properties), in order to develop a multiple residential building with approximately 60 supportive housing units and ancillary office space and medical room on the southern portion of the site, and to retain public parking facilities on the northern portion of the site.  
Address: 5829, 5819 & 5811 176A Street & 17635 - 58 Avenue in Cloverdale Town Centre  
Developer: Marcus Paterson, BC Housing (agent) and City of Surrey (property owner)  
Architect: Ron Hart, Ron Hart Architect Ltd.  
Landscape Architect: Jonathan Losee, Jonathan Losee Ltd.  
Planner: Helen Chan  
Urban Design Planner: Ann McLean

The City Architect advised that that the application generally complies with the Town Centre Plan and City regulations, with the exception of the proposed ground level use. The project is expected to be a mixed use area, with commercial at grade, rather than residential. Staff are supportive in general of the proposal and have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations, introducing an additional design alternative than was included in the package. The new street elevation included a stepped roof line.

The Project is a rapid response to the homelessness with a high importance to ensure it is assessable to the community and includes the required amenities. The design is intended to be simple, avoiding additional structures and materials on the outside of the modular homes.

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. MacCaul  
Seconded by  
That the Advisory Design Panel (ADP) is  
NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Defeated

It was Moved by D. Tyacke  
Seconded by A. Callison  
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

The Panel is concerned with the elevations.

Site

- Consider introducing a pedestrian path walk and amenity between the parking and outdoor plaza.
- Relocate some bike racks to the front of building for guests.
- Consider relocating the garbage access from the courtyard.
- Recommend a small covered area away from the building.

The Panel is in favour of the use of colours.

## Form and Character

- Consider an expression in elevation to define the entrance.
- Consider roof articulation.
- Recommend relocating the loading bay for additional seating area.
- Consider wood elements and exaggerating the front lobby door.
- Consider incorporating warm residential materials such as brick and wood or hardi plank, rather than corrugated siding
- Refrain from the use of greys and favour colours.

## Landscape

- Recommend that the urban agriculture area include a small garden.
- Reconsider the location on the outdoor amenity space.

## Accessibility

- Recommend assessable reception counter and elevator entrance.
- Recommend that the assessable units be located on all floors, not only ground.
- Consider a larger elevator to accommodate a stretcher for an ambulance.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend that the entrance door be power operated.
- Provide accessible parking stalls for staff.
- Recommend that the amenity restrooms be accessible.

*A. Politano entered the meeting at 5:00 p.m.*

**2. 4:45 p.m.**

File No.:	7917-0599-00
New or Resubmit:	New
Description:	Rezoning from RF and RM-D to CD and a Development Permit in order to construct three, 4-storey apartment buildings consisting of 218 residential dwelling units.
Address:	10558, 10576, 10596 and 10604 - 139 Street
Developer:	Adrien Herbets, Mosaic
Architect:	Bob Worden + Jack Wu, Ramsey Worden Architects Ltd.
Landscape Architect:	Kristin Defer, Connect Landscape Architecture
Planner:	Jennifer McLean
Urban Design Planner:	Ann McLean

The City Architect advised that that the application generally complies with the City Centre Plan and City regulations but expressed concern that some townhouse entrances are slightly below grade. Staff would prefer they be at or above grade. The indoor amenity spaces do not meet regulation requirements.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The majority of units are one- or two-bedroom.

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 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.

Carried

#### Site

- Consider active uses in the courtyard and have it well supervised and sheltered.
- Consider altering the main entries to make them more visible.
- Consider appropriate solar shading for all exposures..
- Consider more privacy for the balconies.
- Provide a play area for children, an amenity space for seniors, and consider relocating the existing amenity spaces in buildings 1 and 2 to the north end of the courtyard for sunlight.
- Consider widening the passage between building 1 and 2.
- Recommend additional 3 bedroom units.
- Recommend that the below grade townhouse be a maximum of 25% of the floor height below the adjacent grade.
- Consider a greater setback from the park.

#### Form and Character

- Reconsider suites that have bedrooms with no exterior windows.
- Consider an alternative to vinyl soffit material.
- Consider limiting the use of vinyl and use wood or brick.
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- Recommend height articulation.
- Provide colour to the building entrances, similar to the individual units
- Avoid the use of a steep ramp from the lobby to the mail room.
- Consider extending the brick at the first floor to third floor.

#### Landscape

- Consider a storm water strategy.

## Accessibility

- Recommend that the amenity restrooms be accessible.
- Consider emergency call buttons in the parking lobbies.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of units be wheel chair accessible.

## 3. 5:30 p.m.

File No.: 7917-0397-00  
 New or Resubmit: New  
 Description: Workshop: OCP Amendment, City Centre Plan Amendment from Residential Low to Mid Rise (up to 2.5 FAR) to Residential Mid to High Rise (3.5 FAR), Rezoning and Development Permit to permit the development of a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings.  
 Address: 13377 Barker Street, 13335 King George Boulevard, 13317 King George Boulevard  
 Developer: Jun He, New Great Land  
 Architect: Renante Solivar, MCMP Architects  
 Landscape Architect: Derek Lee, PWL  
 Planner: Christopher Atkins  
 Urban Design Planner: Ann McLean

The City Architect noted that the initial project review was supported by Council and Council endorsed the enhanced sustainability measures, and open space and asked that the project be iconic and have large three bedroom units. Staff asked that the proposed towers have varied heights and meet the City Centre Plan for floorplate size and spacing Staff requested high-level direction on tower location and height, interfaces with streets and neighbours, and public spaces.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. Three options were presented to the Panel.

The Landscape Architect presented an overview of the general concept for the Landscape plans. Sloping will be present within the plaza area and a plan to join the buildings is anticipated.

In general, the Panel supported Option 3 - "Bolivar Gateway"- described as having a "corner plaza that acts as the gateway and connects the site to the creek but lacks a strong podium".

## Site

- Consider the corner plaza as a “boulevard gateway”.
- Consider an anchor corner on the boulevard gateway design gesture.
- Include public amenity, like childcare, with the proposal a
- Consider providing more amenity space at the rooftops.
- Consider including commercial uses to support site.
- In option 3 recommend the smaller tower to not have a continuous podium along the interior property line.

The Panel expressed support for one higher tower, with two lower towers set back from King George Boulevard.

## Form and Character

- Consider stepping the top floors of all towers to minimize the shadow impact.
- It was noted that the articulated podium box stepping back allows a better mitigation of the density in proximity of existing three story buildings.
- Consider a CLT tower structure.

## Landscape


- A strong landscape concept is important to create a cohesive site plan.
- Consider where natural light is for food-growing.

**C. OTHER BUSINESS****D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, September 20, 2018 at Surrey City Hall in 6E City Manager’s Boardroom.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:07 p.m.

  
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Jane Sullivan, City Clerk

  
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L. Mickelson, Chair