

**Present:**

Chair - L. Mickelson  
Panel Members:  
A. Callison  
A. Politano  
A. Scott  
I. MacFadyen

**Guests:**

Caelan Griffiths, PMG Landscape Architects Ltd.  
Jessie Arora, DF Architecture Inc.  
Mark Lesack, Ankenman Associates Architects Inc.  
Martin Liew, Martin Liew Architecture Inc.  
Meredith Mitchell, M2 Landscape Architecture

**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. Callison  
Seconded by L. Mickelson  
That the minutes of the Advisory Design  
Panel meeting of September 6, 2018 be received.  
Carried

**B. OTHER BUSINESS**

**1. 2019 Meeting Schedule**

**C. NEW SUBMISSIONS**

**1. Time: 4:15 p.m.**

File No.: 7917-0465-00  
New or Resubmit: New  
Description: Development Proposal to create 137 residential units and 12 commercial units on the ground floor, including a daycare, in 2 buildings. A total building floor area of approx. 12,348 m<sup>2</sup> (132,917 sq. ft.) is proposed, representing an FAR of 2.0. There are 298 parking spaces proposed.  
Address: 2419 and 2429 168 Street  
Developer: Ikonik Homes  
Architect: Martin Liew, Martin Liew Architecture Inc.  
Landscape Architect: Caelan Griffiths, PMG Landscape Architects  
Planner: Luci Moraes / Keith Broersma  
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that this is the only area designated in the NCP for mixed use commercial. City staff support the proposed uses on the site. Staff raised issues with the architectural qualities that contribute to public realm, and the south east corner composition.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The Project Architect noted that there are height differences between the street and the building; therefore, an accessible ramp was installed. Units will include oversized balconies and sunshades.

The Landscape Architect presented an overview of the general concept for the Landscape plans. A set rhythm to change concrete pavers to align with street trees will be added along 24 Avenue.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Scott  
Seconded by A. Politano  
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.

Carried

The panel raised concerns on the amount of issues needed to be resolved in order they could support the project.

#### Site

- Consider opening up the CRU with a direct connection to the corner feature plaza for more activation.
- Consider canopies at the plaza.
- Consider opening up the corner feature plaza.
- Consider lowering the corner feature plaza, more graciously laid out, and less broken up.
- Consider changing the location of the southeast exit door located in the dark corner, which needs more light.
- The childcare outdoor area has too much shading.
- Recommend a dedicated crossing path between the two aligned let-downs across each other at the parking area adjacent to the childcare.
- Consider enclosing the surface parking area underneath the building overhangs, or limiting daycare drop-off.
- Consider adding additional at grade accessible parking stalls.
- Consider relocating the loading zone alongside the pedestrian pathway in favour of making way for a more welcoming walkway.
- Consider relocating the garbage bin closer to the entrance of the tower.

#### Form and Character

- Consider altering the Building A residential lobby entrance to be more approachable and welcoming.
- Consider refining the southeast building corner façade to a more intimate scale/ articulation to suit the public corner feature plaza.
- Recommend a consistent rhythm of balcony jogs on the street frontages.
- Consider uncovered areas for residents and daycare space.

- Consider addressing minor overlook with the balconies.

#### Landscape

- Consider breaking up the sod boulevard along 24th Avenue to allow for better pedestrian movement and permeability
- Consider adding more trees and soft-scape at both ground level and roof top amenity areas.
- Consider a refined rooftop programme as the hardscape areas appear to be excessive and unprogrammed.
- Consider a lawn area for flex play at the ground level amenity and more programmed lounge areas and vegetation beds to be allocated on the roof.

#### CPTED

- Consider opening up the passage way between the southeast corner feature plaza and the rear parking area.
- Consider altering the access to recycling/garbage collection area to avoid concealment.

#### Sustainability

- Consider BC Energy Step Code.
- Consider LEED certification.
- Consider International Dark Sky model/ reduction of light pollution from architectural lighting.
- Consider storm water design to mitigate rain water runoff.
- Consider Electric Vehicle charging stations.

#### Accessibility

- Recommend a ramp instead of the wheelchair lift between the parking area and corner feature plaza.
- Recommend that accessible units have no step on the balconies.
- Recommend that the amenity restrooms be accessible.
- Consider pathways and sidewalks be wheelchair accessible.
- Consider accessible access between the indoor and outdoor childcare spaces.
- Recommend that the main entrance door and daycare entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider emergency call buttons in the parking lobbies.
- Consider 5% of units be wheel chair accessible.
- Recommend 6 designated disabled parking stalls.
- Consider accessible parking near the childcare.

## 2. 5:00 p.m.

File No.: 7918-0092-00  
 New or Resubmit: New  
 Description: NCP amendment, Rezoning and Development Permit for a 4-storey, 75-unit apartment building with two levels of underground parking.  
 Address: 18503 and 18523 Fraser Highway  
 Developer: Lion Estate Construction Ltd.  
 Architect: Jessie Arora, DF Architecture Inc.  
 Landscape Architect: Meredith Mitchell, M2 Landscape Architecture  
 Planner: Leita Martin  
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that the proposal density is slightly above is the 1.5 FAR allowed in the Official Community Plan However, given substantial dedication on the south side for Riparian area staff has been supportive of the proposed 1.76 FAR.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. A pedestrian pathway has been provided along the east property line which connects to Fraser Highway and future rapid transit.

The Landscape Architect presented an overview of the general concept for the Landscape plans. It was noted there is a significant amount of amenity space.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Politano  
 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

#### Site

- Concern on scale of proposal.

#### Form and Character

- Consider bringing the height over to Fraser highway side.
- Some of the panel members appreciated the entrance design and some wanted more consistency in architectural language
- Consider revisions to the massing at the entrance such as simplifying the massing.
- Consider altering the overhangs at the top of building as it is out of context with the rest of the architectural language.
- Consider refinement of elevations to improve hierarchy and cohesiveness.

- Consider providing a physical connection from the amenity room through the green wall to the outdoor space.
- Outdoor public art is encouraged.

The Panel noted the project lacked consistency to show all correct renderings and colours and expressed concerns that the plans and elevations are not coordinated. Clarity on the actual material color was requested.

#### Landscape

- Reconsider the use of sod lawns on the internal courtyard.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider EV charging stations.
- Consider BC Energy Step Code.
- Consider storm water management strategy to collect rain water from the roofs.
- Consider efficient lighting and the Dark Sky Model to avoid light pollution.

#### Accessibility

- Ground floor indoor amenity access is very tight and is not handicap accessible.
- Recommend relocating disabled parking stalls in parkade away from slopes.

### 3. 5:45 p.m.

File No.:	7917-0503-00
New or Resubmit:	New
Description:	Development Proposal to permit a 1,038 square metre (11,167 sq. ft.), one-storey commercial building at the corner of Highway 10 and 132 Street, representing an FAR of 0.37. There are 34 parking spaces proposed.
Address:	5829 – 132 Street in West Newton / Highway 10
Developer:	Sukhi Sanghe, 0938888 BC Ltd.
Architect:	Mark Lesack, Ankenman Associates Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Christa Brown
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff have no specific issues and are supportive in general of the site's use and form. The proposed commercial land use is in keeping with the Neighbourhood Concept Plan.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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. Callison

Seconded by A. Scott

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 strongly supported the proposal.

#### Site

- Consider additional glazing along Highway 10 (58 Avenue) to ensure it is inviting.
- Recommend a larger pathway along the West side of the building.

#### Form and Character

- Consider using corrugated metal cladding for the gray coloured materials to contrast with the fiber cement panel.
- Consider mirroring South and East elevation so the high point of roof is situated at the corner of 132 Street and Highway 10 (58 Avenue).
- Recommend more attention to the soffit, fascia and detailing of the building.

#### Landscape

- Consider an alternate shrub for Rhodos in the "rain garden" area.
- Consider a simple and consistent palette of furnishing materials to create a more cohesive design.
- Given the size of the parking lot relative to the site's footprint, recommend exploration into green roof (ie. Sedum mats) to reduce impermeable surfaces.
- Consider an increase in trees and canopy coverage in the parking lot.

#### CPTED

- No specific issues were identified.

## Sustainability

- Consider BC Energy Step Code.
- Consider storm water management strategy to collect rain water from the roofs.
- Recommend increasing the amount of permeable paving since the site is green field.
- Consider EV charging stations.

The Panel noted that there needs to be more clarity on how the proposed “rain gardens” would function relative to the proposed site grades.

## Accessibility

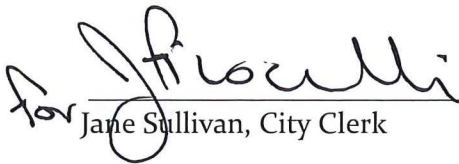
- Consider accessible pathway from accessible stalls to Highway 10 along the West side of building.
- Recommend ensuring that there is clear space at the CRU entrance door and ramp along the 132 Street interface.
- Recommend that the entrance doors be power operated.
- Recommend additional accessible parking stalls.


**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 8, 2018 at Surrey City Hall in 2E Community Room B.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:21 p.m.

  
for Jane Sullivan, City Clerk

  
L. Mickelson, Chair