

**Present:**Chair - A. Politano  
**Panel Members:**  
D. Tyacke  
M. MacCaull  
M. Younger**Guests:**Lance Barnett, Barnett Dembeck Architects  
Inc.  
Rosa Shih, Pacific Land Group  
Stephen Heller, van der Zalm + associates  
Inc.**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 M. Younger  
Seconded by A. Politano  
That the minutes of the Advisory Design  
Panel meeting of October 18, 2018 be received.  
Carried

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

File No.: 7917-0190-00  
New or Resubmit: New  
Description: Rezoning from underlying RMC-135 Zone to CD (based on RM-70) and Development Permit for a 5-storey, 108-unit apartment building and 10 townhouse units with two levels of underground parking.  
Address: 14477 - 103 Avenue  
Developer: Kelson Investments Ltd.  
Architect: Lance Barnett, Barnett Dembeck Architect Inc.  
Landscape Architect: Milana Malesevich, van der Zalm + associates Inc.  
Planner: Donald Nip  
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues, however, staff raised a concern about the 5th-floor patio depth particularly in front of the living areas.

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. The courtyard level will remain open to maintain views.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by A. Politano  
Seconded by M. MacCaull  
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; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

**Site**

- Consider opportunities to shift the vehicle ramp west or the lobby east to allow for a landscape buffer between the two. A better interface between lobby and the parking ramp is required.
- Consider having the active space (living area) in the units look towards the street.

**Form and Character**

- Consider using more of the vertical siding on the main building to add texture to the larger flat areas to better tie the three buildings together visually.
- Consider variation in the roof – line by breaking it to vary the long horizontal expression of the roof.
- Consider paying extra attention to “step-backs” balconies and other envelope articulations as the new BC Step Code requirements will limit thermal energy demand intensity.
- Consider further development and programming of outdoor amenity area--
- Recommend a bolder corner plaza.
- Consider screening to adjacent units on corner.

**Landscape**

- Consider planting shrubs in order to keep maintenance down and for use as screening at the landscape buffer.
- Consider lawn basins for drainage.
- Plant counts seem low for this site.
- Proposed trees seem too small; consider larger trees for the courtyard.

**CPTED**

- Consider further use of light especially at the west walkway as the site seems under-lit.

Sustainability

- Consider steps for the BC Energy Step Code.
- Consider centralized heat recovery ventilation for all units.

Accessibility

- No specific issues were identified.

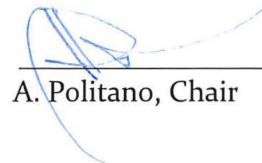
**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 22, 2018 at Surrey City Hall in 2E Community Room B.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:00 p.m.

  
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Jane Sullivan, City Clerk

  
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A. Politano, Chair