

Present:

Chair - L. Mickelson
Panel Members:
A. Callison
A. Politano
A. Scott
R. Drew

Guests:

Amela Brudar, GBL Architects
Brenda Casidy, Barnett Dembek Architects Inc.
Clark Kavolinas, C. Kavolinas & Associates Inc.
David Porte, Port Development
Gerry Blonski, Gerry Blonski Architect
Lance Barnett, Barnett Dembek Architects Inc.
Louis Kwan, Porte Communities
Maciej Dembek, Barnett Dembek Architects Inc.
Mary Chow-Yip, PMG Landscape Architects Ltd.
Matt Reid, Dawson & Sawyer
Meredith Mitchell, M2 Landscape Architecture
Nick Sharp, GBL Architects
Paul Whitehead, Greenway Landscape Architecture
Rebecca Krebs, PMG Landscape Architects
Robert Salikan, Salikan Architecture Inc.
Ted Dawson, Dawson & Sawyer

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. Politano
Seconded by A. Callison
That the minutes of the Advisory Design
Panel meeting of November 8, 2018 be received.
Carried

B. NEW SUBMISSIONS

- 1. Time: 4:00 p.m.**
- | | |
|-----------------------|---|
| File No.: | 7918-0207-00 |
| New or Resubmit: | New |
| Last Submission Date: | N/A |
| Description: | Rezoning and Development Permit for a six-storey mixed-use building with commercial and residential on the ground floor, five storeys of residential units above and three levels of underground parking. |
| Address: | 1881 – 152 Street |
| Developer: | Louis Kwan, Porte Communities |
| Architect: | Amela Brudar/Nick Sharp, GBL Architects |
| Landscape Architect: | Meredith Mitchell, M2 Landscape Architecture |
| Planner: | Melissa Johnson |
| Urban Design Planner: | Nathan Chow |

The Urban Design Planner advised that staff have no specific issues, other than the corner feature plaza.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The plan will include a split commercial sidewalk, which is recommended in the development guidelines. The applicant will provide highly glazed commercial retail units and plans to minimize bulk massing on the building to provide the units access to generous patio spaces.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The plan has an attractive rhythm that also fits well in the entry doors and circulation patterns. There is an optional space outdoors for residents to utilize.

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

The Panel supported the project in general.

Site

- Review the access to the underground service and bike room that is blocked by parking.

Form and Character

- Commend the simple material palette.
- Consider enhancing the architecture of the commercial element, such as relocating the residential entrance from the corner.
- Consider relocating more entrances to CRU at the corner plaza.
- Suggest reviewing the shaded condition of the courtyard.
- Consider moving the residential entrance as the corridor is very long and the elevator is far for some units.
- Consider amending the interior corner suites to avoid lack of window access and the balconies with small apertures.
- Consider separating the driveway and residential more as it seems rather close to each other.
- Consider altering the garbage room door as it swings into the drive aisle.
- Suggest relocating the parking exhaust vent away from nearby operable windows.
- Consider shifting the entrance to the elevator in the parking lot.
- Suggest reviewing the parking stall access near the end of rows.

Landscape

- Suggest pulling back the raised planter near the driveway to avoid blocking driver's sight lines.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the 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 two accessible stalls for CRU units.
- Consider providing a pathway between the accessible stalls and the entrance to the elevators.

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

File No.: 7917-0508-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: OCP Amendment from "Urban" to Multiple Residential, Rezoning and Development Permit to allow for apartment buildings, both proposed to be 6 storeys. A total number of units proposed is 129 with underground parking.

Address: 15142 Fraser Highway
 Developer: 1043028 BC Ltd., Scott Holmes
 Architect: Robert Salikan, Salikan Architecture Inc.
 Landscape Architect: Paul Whitehead, Greenway Landscape Architecture
 Planner: Ingrid Matthews
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff noted there are existing single family homes to the West and South and commercial uses to the East and North.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The indoor amenity spaces will face inside the courtyard for an activated space.

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

In response to concerns from the Panel related to the first floor units having a lift, staff advised they will work to ensure the townhouse units are accessible.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by A. Callison

Seconded by A. Scott

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

General:

- Massing and materials are not clear on the elevations and model rendering.

Site

- Generally appropriate siting and good landscape space around project.

Form and Character

- Review the design variations for windows with different shapes and sizes.
- Simplify the elevations and reduce the glazing.
- Simplify the roof on the easterly building with carrying the butterfly roof all the way.
- Express the soffit materials on the renderings.
- Express the white/grey bands more strongly with materials, extrusion, etc.
- Brick is an appropriate material but extend it more on the base of the buildings to help with TH expression.

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- Consider Step Code and window/solid ratios.

Accessibility

- Recommend accessible washrooms and amenities spaces.
- Recommend a ramp from the lobby to units rather than accessing the units through the amenity areas.
- 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.

The meeting was interrupted by a fire alarm at 5:30 p.m. and resumed at 5:39 p.m.

3. Time: 5:30 p.m.

File No.:	7918-0206-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from "Urban" to "Multiple Residential", Fleetwood TCP Amendment from "Manufactured Homes" to new land-use designation ("Apartment 2.0 FAR 6 Storey Maximum") and Development Permit for one 5-storey and four 6-storey apartment buildings with 416 units and underground parking.
Address:	15820 Fraser Highway
Developer:	DS LRT Developments Ltd., Dawson & Sawyer
Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect:	Rebecca Krebs, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff noted the south side currently has an application for a town centre amendment to medium density townhomes. The Fleetwood community association requested the application to provide a daycare facility for the subject application.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The project includes parking and encourages the use of public transit. A traffic study was conducted on the townhouse site to the south.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The plan is designed to create a pedestrian friendly area and the applicant is proposing a highly efficient irrigation system to supply water.

The site will retain a significant cluster of trees and landscape buffer.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Scott
Seconded by A. Callison
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 mirroring building 5 to avoid driveway conflict with the play area.
- Consider further architecture around the amenity area such as a climbing wall.
- Provide waste collection, staging strategy.

Form and Character

- Consider an alternate material for the soffit that is more consistent with the proposed materials.
- Consider way-finding strategy with coloured doors for lobbies.
- Consider further development around main entries to provide stronger entry lobby expression.
- Recommend stairs rather than a lift for building 1.
- Consider additional indoor amenity space for the scale of the development.
- Consider widening the gap between the amenity area and building 5.
- Consider noise mitigation strategy between amenity and residential units directly adjacent to it.
- Provide more articulation around amenity area as a central part of the project.
- Consider providing more variety between buildings with materials and massing to give each building a sense of identity.
- Consider having more white panels as part of architectural expression or remove them all.
- Consider carrying the coloured door concept to internal elevations of the buildings to bring more colour and vibrancy to the internal courtyards

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the amenity restrooms be accessible.
- Recommend two designated disabled parking stalls per building and locate them close to the elevators.
- Recommend that the amenity doors be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider that the accessible unit balconies have no patio step.
- Recommend that pathways within the site be accessible.
- Consider emergency call buttons in the parking lobbies.
- Consider 5% of units be wheel chair accessible.

4. **Time:** 6:15 p.m.

File No.:	7916-0653-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Development Permit to permit the development of a 6-storey apartment building with 80 units and 2 levels of underground parking.
Address:	14235 - 103A Avenue, 14227 - 103A Avenue and 10362 - 142 Street
Developer:	1052782 BC Ltd.
Architect:	Gerry Blonski, Gerry Blonski Architect
Landscape Architect:	Clark Kavolinas, C. Kavolinas & Associates Inc.
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff noted that the project consists of three parcels.

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

- Recommend emphasizing and celebrating the main front entrance. It should be pulled towards the street on the first two levels.

Form and Character

- Recommend removing the horizontal wood painted metal cladding as it appears out of context and is inconsistent with the general architectural expression.
- Alternately, consider repeating wood paneling at first and second floors to have more context.
- Review the internal ramp next to indoor amenity space as it appears to be too narrow.
- The ramp from outdoor amenity patio to outdoor green amenity is not working and needs to be revised.
- Consider lowering amenity area.

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

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

C. OTHER BUSINESS

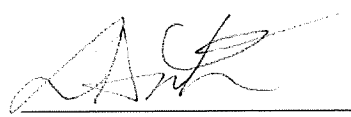
D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, January 10, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:02 p.m.

Jane Sullivan, City Clerk



L. Mickelson, Chair