

**Present:**

Chair - R. Drew  
Panel Members:  
A. Politano  
G. Borowski  
I. MacFadyen  
L. Mickelson  
M. Patterson

**Guests:**

Brad Howard, PCI  
DF Architecture Inc.  
Fraser Galloway, MCM  
Gerda Geldenhuys, MCM  
Jaswinder Gabri, Flat Architecture Inc.  
Jessie Arora, Zubin Billimoria, Piyush Verma, Negin  
Naghshin, Paul Sangha  
Mark van der Zalm, van der zalm & Associates  
Patricia Campbell, PMG Landscape Architects  
Phoenix Chan  
Tim Grant, PCI  
Vince Fernandez, MCM

**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 G. Borowski  
Seconded by I. MacFadyen  
That the minutes of the Advisory Design  
Panel meeting of September 12, 2019 be received.  
Carried

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

File No.: 7918-0362-00  
Address: 13733 Fraser Highway  
New or Resubmit: New  
Last Submission Date: N/A  
Description: The applicant is proposing Phase D of the PCI "King George Hub" development and is requesting a Development Permit to allow for the development of three (3) high rise towers (Tower D1 & D3, 41 storeys and D2, 46 storeys) consisting of 1,162 square metres (12,510 sq. ft.) at grade retail within the three podiums and a total of 1,125 residential dwelling units.

Developer: Brad Howard, PCI  
Architect: Vince Fernandez, MCM  
Landscape Architect: Mark van der Zalm, van der zalm & Associates  
Planner: Jennifer McLean  
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff are generally supporting the project; however, they advised the applicant to:

- Replace the indoor amenity at grade along Fraser Highway with commercial frontage. This is an important concern to secure active commercial edges.
- As all the primary residential lobbies are internalized, staff suggested to provide secondary access through the exterior edges for better wayfinding and easier flow of people, and refinement the motor court and the green buffer to the north.
- Phase D completes the development on the block with accessibility to transit.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. A large portion of the site is retail and there is amenity proposed along Fraser Highway.

The Landscape Architect presented an overview of the general concept for the Landscape plans. Street trees and surfacing will be resolved with staff. The design will include a variety of social spaces with different scales. There will be an accessible rooftop space on each tower and include social space, seating, and a variety of planting heights and depths.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was

Moved by A. Politano

Seconded by G. Borowski

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

Key Points:

- Consider having a wind study.
- The indoor amenity space at grade is supported.
- Consider visual cues for vehicles moving.
- Enhance the signage.
- Consider increasing the amount of landscaping at grade, and rooftop deck.
- Consider connectivity between auto court and landscape to the north.
- Consider bolder moves on east façade of tower D2.
- Consider more articulation of podium facades at the auto court with more glazing
- Consider a more diverse unit mix.
- Confirm the number of accessible stalls and proximity to the elevator lobbies.
- Keep 5% of suits adaptable.
- Color palette and materials are supported.
- Consider connectivity of lobbies to the city streets.

- Consider refining the internal Visual interaction between D1, D2 and D3 for more privacy.
- Consider interface between towers and grade.
- Depth of tower reveal to be deeper.
- Consider step code 3 as target.
- Resolve the green ultimate and interim north edge condition with City.

#### Site

- Consider taking advantage of open auto court space to invite pedestrians in.
- At the west end of pedestrian mews (driveway section), consider higher ground plain (elevation) as a high volume of pedestrian activity and vehicle entering and existing will be happening.
- Reconsider and refine the west end of pedestrian mews between D2 and D3. The grade separation is appreciated.
- Concerns on public pedestrian access to the north, consider further permeability to the motor court.

#### Form and Character

- Suggest more physical tower separation to avoid internal unit overlook.
- Reconsider the orientation of building D2 better livability of the internal units.
- Consider rotating townhouse massing to be parallel with the tower D2.
- Consider stronger depth of reveal on the tower.
- The towers are elegant.
- Consider more refinement and thoughts into directionality for vehicles for drop off, circulation and pedestrian movement.
- Consider inserting additional townhouse at podium level along the mews
- Simplicity in the tower expression is supported.
- The Panel supports the amenity space facing Fraser Highway and its location.
- Concerns were expressed on the internal court and mews shadows.
- Consider active ground level uses, such as gyms in the amenity rooms
- Consider making the third tower expression bolder.
- Concerns were expressed on how the towers hit the podiums. Reconsider the tower/podium expression and avoid abrupt termination of the tower at the podium level, study where is possible to bring the tower to the ground.
- Consider further articulation on the commercial facade at grade.
- Consider 3-bedroom unit types.
- Consider improving liveability such as size of units and storage units.
- Supports the colour pallet and materials and there is a strong welcoming feel to the site.
- Consider altering the lobby in order to have external access from the main streets.
- Consider the restaurant form expression to be better integrated into the podium or be separated.

## Landscape

- Consider planting separation between back of sidewalk and building face to buffer views from sidewalk into amenity work out space to the south edge of tower D3 podium, which could be problematic at night.
- Consider more planting at the mews to soften the space.
- Ensure adequate soil volumes for trees on roof decks.
- Reconsider guardrail and planters for taller glass guardrails to provide wind protection.

## CPTED

- No specific issues were identified.

## Sustainability

- Consider Sept Code 3 of the BC Energy Step Code.
- Review overheating requirements particularly on the west facing facades.

## Accessibility

- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend emergency call buttons in all parking lobbies.
- Recommend the designated disabled parking stalls 12 feet wide.
- Consider 5% of units be wheel-chair accessible or adaptable.
- Recommend that the amenity restrooms to be Accessible.
- Provide universal restrooms in public areas.

**2. Time: 5:30 p.m.**

File No.: 7917-0432-00  
 Address: 5959 - 144 Street  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Rezoning and detailed development permit to permit a mixed-use building containing approximately 71 residential dwelling units and 532 square metres of ground floor commercial.  
 Developer: SJM Investments Corporation  
 Architect: Jessie Arora, DF Architecture Inc.  
 Landscape Architect: Pat Campbell, PMG Landscape Architects  
 Planner: Harpreet Sondh  
 Urban Design Planner: Nathan Chow

The Urban Design Planner noted the proposal should use activation on the street edges such as CRUs and residential front doors with patios in order that residents utilise the front of the property. There are no concerns on the use and density of the site. Staff would like to see further maturity on the neighbourhood concept plan. It was noted that the ramp on 60 Avenue was addressed.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. Access to underground parking will be provided beside the residential lobby.

The Landscape Architect presented an overview of the general concept for the Landscape plans. Drip irrigation will be provided for the trees and plants.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski  
Seconded by M. Patterson  
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

#### Key Points:

- Consider switching the location of lobby and suite to the west.
- Consider consolidating the indoor and outdoor amenity.
- Consider raising the roof feature and making it functional.
- Consider simplifying the colour pallet.
- Consider feasibility of green wall and water feature.
- Consider the functionality of the 4 commercial parking stalls at grade.
- Consider Step 3 of the BC Energy Step Code.

#### Site

- It was noted that the drawings do not address privacy issues.
- Consider switching the location of the residential lobby with the adjacent unit close to the parking ramp.
- Recommend addition of a ground floor indoor amenity linked to the outdoor amenity to lengthen the use of the outdoor amenity.
- Recommend altering the outdoor amenity as it is only accessible via exit stair.
- Recommend limiting visual connectivity between entry drive and outdoor amenity as car headlights will be shining into the amenity area at eye level.
- Consider rooftop outdoor amenity.
- Consider parkade access visibility.
- Recommend altering enclosed surface parking area in the back to arrange an area to maneuver vehicles.
- Consider relocating bicycle parking room door from north wall to east wall.

### Form and Character

- Consider lowering lobby entrance and removing stairs.
- The longer façade is complex.
- Consider breaking up commercial frontage with pedestrian scale elements as there is lots of glass.
- Consider rationalizing the commercial glazing million and to have even spacing.
- Consider rationalizing the colour and material palette and balcony glass.
- Consider removing one of the lighter colours.
- Consider raising the roof element and making it have a functional role of outdoor amenity.
- Reconsider whether rooftop feature is required.

### Landscape

- Consider responding to building articulation changes between residential to commercial units. The landscape does not respond to that as it restricts the ability to use outdoor space.
- Consider a different rhythm for the landscape adjacent to the commercial space.
- The large patios are supported.
- Consider rearranging the ramp treatment materials, PMT and water feature.
- Reconsider the water feature and green wall which are costly items to maintain and substitute with richer cladding materials.
- Recommend altering commercial parking lot access that appears constricted with view lines as there are obstructing elements present.

### CPTED

- No specific issues were identified.

### Sustainability

- Consider incorporating BC Energy Step Code.
- Recommend doing energy model early.
- Consider matching previous stormwater runoff.

### Accessibility

- Consider 5% of units be adaptable.
- Recommend that the entrance door be power operated.

*L. Mickelson left the meeting at 7:10 p.m.*

**3. Time: 6:30 p.m.**

File No.: 7914-0207-00  
 Address: 18865 – 72 Avenue  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: NCP amendment, rezoning and detailed development permit to allow the development of 39 stacked townhouse units with one level of underground parking. The ground-level units along 72 Avenue will allow for live/work opportunities.  
 Developer: Mortise Construction Group  
 Architect: Jaswinder Gabri, Flat Architecture Inc.  
 Landscape Architect: Patricia Campbell, PMG Landscape Architects  
 Planner: Leita Martin  
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

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

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by G. Borowski  
 Seconded by R. Drew  
 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

**Key Points:**

- Consider measures to increase daylighting into live/work living area.
- Consider landscape treatment at live/work entries.
- Consider measures to differentiate from doors neighbouring units.
- Consider 5% adaptable suites.
- Consider rooftop terraces.
- Consider improving garbage room access.
- Consider the redundancies of paths along west edge.
- Consider making effective outdoor amenity use.
- Consider storm water management.
- Consider mechanical system early in design.
- Revise the elevations, clarity, intent, simple rules.

#### Site

- It was noted the experience moving from parkade to grade is unrewarding. Consider improving the stairs.
- Improve the exiting from visitor parking area. Two exit stairs are required.

#### Form and Character

- Consider further identity to the entrance doors.
- Consider more inviting entry doors. Consider improving unit entrances to better distinguish them.
- Consider glazed frontage doors.
- Building 5 west elevation is stark, consider further articulation.
- Consider further outdoor space such as rooftop patios.
- Recommend improving the accessibility for the garbage room.
- together and have community space.
- Consider simplifying materials and elevations.
- Consider slight reduction in material color contrast.
- Consider incorporating signage opportunities in commercial glazing portion.

#### Landscape

- Amenity space design to be reconsidered. There are not enough opportunities for residents to sit. Larger planted areas on ground level could be given over to ground space for a BBQ.
- Concerns on landscaping zone between commercial frontage and sidewalk.
- Improve conflict between greenway on the west side and existing trees retained on the neighbouring property.
- Consider removing pathway along the wet side that is on site in favour of additional planting.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider how to manage and reduce storm water run off.
- Mechanical response is appreciated.
- Recommend setting an energy target.

#### Accessibility

- Consider accessibility to garbage room.



- Consider emergency call buttons in the parking lobbies.
- Recommend that the amenity restrooms be accessible.
- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of units be wheel-chair accessible or adaptable.
- Recommend that the designated disabled parking stalls are 12 feet wide.

**C. OTHER BUSINESS**

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, October 24, 2019 at Surrey City Hall in 2E Community Room B.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:31 p.m.

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Jennifer Ficocelli, City Clerk

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R. Drew, Chair