

**Present:**

Chair - A. Politano  
**Panel Members:**  
B. Howard  
I. MacFadyen  
K. Shea (left the meeting at 7:12 p.m.)  
M. Patterson  
R. Drew  
S. Standfield

**Guests:**

Malcolm Elliot, Stantec Architecture  
Bruce Hemstock, PWL Partnership  
Landscape Architects  
Gillian Brennan, Musson Cattell Mackey  
Partnership Architects  
Celso Stiffelmann, Musson Cattell  
Mackey Partnership Architects  
Grant Brumpton, PWL Partnership  
Landscape Architects  
Patrick Cotter, ZGF Architects  
Dave Jerke, van der Zalm + Associates  
Inc.

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
L. Blake, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by R. Drew  
Seconded by A. Politano  
That the minutes of the Advisory Design  
Panel meeting of December 13, 2018 be received.  
Carried

**B. ORIENTATION**

Staff provided an overview of the Advisory Design Panel.

**C. NEW SUBMISSIONS****1. 4:15 p.m.**

File No.: 7918-0276-00  
Address: 9644 and 9656 King George Boulevard  
New or Resubmit: New  
Last Submission Date: N/A  
Description: OCP and City Centre Plan Amendments to increase the allowable density, Rezoning, Development Permit and a Heritage Revitalization Agreement to permit the development of a 27-storey residential tower and a separate 4-storey commercial podium. The commercial podium will include the retention of an existing office building that is currently on the City's heritage inventory. Four levels of underground parking are proposed.  
Developer: Benn Duffell, Rize Atelier

Architect: Malcolm Elliott, Stantec  
Landscape Architect: Bruce Hemstock, PWL Partnership Landscape Architects  
Planner: Christopher Atkins  
Urban Design Planner: Sam Maleknia

The Urban Design Planner provided the following information:

- The site is located within a medical and tech hub and in close proximity to King George SkyTrain.
- The staircase, concrete canopy and the King George Boulevard (KGB) entrance of the heritage medical building have been identified as having heritage significance and the applicant is proposing to remove the staircase and relocate the main entrance from the new extension off KGB.
- The Surrey Heritage Advisory Commission supported retaining the heritage medical building. In order to retain the heritage medical building, staff support minimum road dedications along King George Boulevard and relocating a green lane toward the north lot. Staff are also supportive of the proposed density and height to retain the heritage building.

The Urban Design Planner advised that staff have no specific issues and requested comments regarding the integration of the heritage medical building with the new medical building, programming opportunities for the internal courtyard space, the tower expression and public realm interface along King George Boulevard.

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 B. Howard  
Seconded by I. McFadyen  
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

The Panel commended the applicant for retaining the medical heritage building and the respectful approach taken to the addition, as well as the inclusion of residential development in a primarily medical/tech office district.

Site

- The north elevation and townhomes provide a positive residential interface to the area.
- Reconsider how the building addresses 136 Street as the low-rise pulls away

from the street. consider a residential interface and eyes on the street by bringing the building closer to the street.

- Consider shading impacts on the courtyard from future neighbouring towers.
- Consider the logistics of the loading area.
- Consider a future public connection from the north green lane to the courtyard.

#### Form and Character

- Commend the clean expression of the tower and high-quality materials proposed.
- Suggest that the townhome expression could be extended around the corner and lend residential qualities to the east side of the site, similar to the north side.
- Consider the interface, architectural expression and appearance of the podium on 136 Street.
- The height is acceptable given the neighbourhood context.
- Consider opportunities to address the subdued architectural expression of the tower, such as providing a pop of color.
- Consider opportunities to extend the playfulness of the heritage building into the new building.
- Review units located in the podium beneath the tower, as they require additional daylight.
- Study how the future development on the south side will impact the courtyard with zero lot line.

#### Landscape

- Consider additional programming for the outdoor courtyard space for residents' use.
- Suggest solar screening or sun buffer for the play area on the roof deck space.
- Recommend additional articulation of the rooftop deck at office building facing King George Boulevard. This roof will be fully exposed to the tower
- Consider additional landscaping definition along 136A Street.
- Consider implementing fun elements into the landscaping such as lighting features.

#### Heritage

The City Clerk read the following comments submitted via email by the Heritage Advisory representative:

- Consider increasing the setback from the front and rear façades of the glazed atrium connecting the heritage and new commercial buildings to help preserve the sense of the original stand-alone massing of the Surrey Medical Building at this entry point.
- Commend the new commercial block, façade detailing and choice of materials as they respect the heritage character of the Surrey Medical

Building.

#### Sustainability

- Provide details regarding the sustainability strategy, such as electric vehicle parking, low-flow fixtures and response to the Step Code.
- Consider reusing collected storm water.
- Consider Step Code strategies.

#### Accessibility

- Consider universal (gender-neutral) washrooms in the commercial and amenity space.
- Locate accessible parking stalls near elevator lobbies and away from traffic paths.
- Relocate accessible parking spot on P1 away from the ramp.
- Consider accessible playground features.
- Consider accessible outdoor furnishings and benches with arm and back rests.
- Consider providing accessible units and at least accessible washroom configurations.
- Outdoor amenity should be accessible throughout.

## 2. 5:00 p.m.

File No.:	18-0346
Address:	9801 King George Boulevard
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Variance Permit to replace the development drawings attached to Land Use Contract No. 420 in order to allow for the conversion of existing commercial space into residential rental units and renovations to the existing buildings.
Developer:	Realstar Management
Architect:	Musson Cattell Mackey Partnership
Landscape Architect:	PWL Partnership
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that the applicant is not changing the existing density, will provide minor façade upgrades to the existing tower and will change the three-storey commercial to residential rental units with full façade upgrade. There are no road dedications are required. The project was referred by Council back to staff, who have worked with the applicant regarding the public realm interface and architectural expressions. Staff have no specific issues.

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. It was noted that courtyard is located on an existing parkade structure, limiting landscaping opportunities.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Standfield  
Seconded by M. Patterson  
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

The Panel generally supported the proposal and commended the Applicant for retaining affordable rental stock in City Centre.

#### Site

- Provide additional attention to the main access area. Provide stronger sense of entrance and experience for the residence, since the main entry to the project is from the courtyard. Study bigger windows, larger trees, etc.
- Consider removing the corridor between the residential lobby and King George Boulevard so tenants utilize the courtyard access. However, the access was required by fire department.
- Consider relocating the sidewalk closer to the site and planting new street trees to provide a more pedestrian-friendly experience along King George Boulevard.

#### Form and Character

- Consider adopting the color articulation of the high-rise glass guardrail for the low-rise building.
- Consider the balcony glazing detail and consider adding frit to the low-rise building to cover the slab edge connection.
- Consider larger side windows as they appear foreign to the vocabulary of the building.
- Consider breaking down the parapet of the low-rise building to reduce the horizontal aspect of the building.
- Consider concealed fastenings or a higher quality cement panel material.
- Consider refining the panel joint pattern.
- Suggest an attractive gravel pattern to improve the appearance of the roof.
- Consider noise mitigation strategies for units facing KGB.

#### Landscape

- Consider other opportunities for exterior amenities, such as a roof top amenity.
- Consider utilizing landscaping to make ground level suites feel more private.

## Sustainability

- Provide a clear sustainability plan, including response to the Step Code.
- Consider attempting a high energy efficiency target for the low-rise building.

## Accessibility

- Consider reducing the slope of the main access ramp from 1:12.
- Consider accessible outdoor furniture and benches with arm rests.
- Consider adjusting or relocating the planter at the end of the ramp.
- Consider pocket doors in small bathrooms.

## 3. 5:45 p.m.

File No.:	18-0428
Address:	10025 King George Boulevard
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Development Permit, to permit the development of a 25-storey office tower as Phase 1 on the Central City Mall site. Four levels of underground parking are proposed.
	The application will also seek a Master Plan endorsement for the Phase 2 and Phase 3 sites adjacent to the Phase 1 office tower site.
Developer:	Bill Rempel, Blackwood Partners Management Group
Architect:	Andrew Carruthers and Patrick Cotter, ZGF Architects
Landscape Architect:	Jeffrey Staates and Mike Derksen, PFS Studio Landscape Architects
Planner:	Christopher Atkins
Urban Design Planner:	Ann McLean

I. MacFadyen and K. Shea declared a conflict of interest and left the meeting at 6:17 p.m.

The City Architect advised that the subject site is part of City Centre Mall and that redevelopment of the entire site is anticipated by the City Centre plan through a full masterplan review. The current application is moving forward before the finalization of the full masterplan to provide critically needed office space in City Centre. It was noted that additional height could be considered. Staff noted that the proposal generally complies with the City Centre Plan and are seeking comments regarding the form and height, and in particular the architectural expression of the east facade and pedestrian flow on the southeast side of the site.

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 R. Drew  
Seconded by B. Howard  
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

The Panel strongly supported the proposal and noted that the architecture stands out and will differentiate office space in Surrey. The Panel suggested that the building could include additional height.

**Site**

- Provide any opportunities to improve the pedestrian experience along King George Boulevard.

**Form and Character**

- Consider addressing the expression of the ground floor podium to differentiate the retail space and provide opportunities for signage.
- Consider similar entry inflexion for the secondary entrance particularly on the east side.
- Consider the use of glazing with a light, transparent appearance to relieve a “heavy” appearance.
- Appreciate the use of knock-out panels in the floor to provide interconnection between different floors for tenants requiring larger spaces.

**Landscape**

- Support proposal to implement public art in the southeast corner.
- Concerns regarding the bike path at the northeast and northwest corners and how it will integrate with pedestrians crossing the road. Recommend material changes for indication to cyclists to slow down.

**Accessibility**

- Consider replacing the revolving doors at the south entry with a more accessible entry type.
- Ensure the use of high contrast materials at entrances provide clarity to the location of the entrance for low vision individuals.
- Consider implementing a ramp or alternative access to the steps in the south plaza.
- Consider accessible furnishings and back and arm rests for benches.
- Consider gender-neutral accessible washrooms in the commercial and amenity space.
- Locate accessible parking stalls near elevator lobbies and away from traffic

paths.

4. **6:30 p.m.**

File No.:	7917-0047-00
Address:	15140 – 101 Avenue, 15110 – 101 Avenue
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The proposal is for an OCP Amendment, rezoning, subdivision and Development Permit to allow two (2) mixed-use buildings (24 and 12 storeys in height), containing approximately 274 dwelling units and 1,227 square metres (13,205 sq.ft.) of ground floor commercial / retail space, and underground parking.
Developer:	Edward Wilmlink (Standard Group Developments)
Architect:	Patrick Cotter, ZGF Architects, and Joseph Lau, ZGF Architects
Landscape Architect:	Mark van der Zalm and Micole Wu, van der Zalm + Associates Inc.
Planner:	Donald Nip
Urban Design Planner:	Sam Maleknia

K. Shea exited the meeting at 7:12 p.m.

The City Architect advised that staff have no specific issues. Staff requested comments regarding the public realm, interfaces and architectural expressions. staff have no specific issues.

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. It was noted that the site is divided into two sections due to a road dedication for 150 Street, resulting in an inequity of the two buildings.

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. Politano  
 Seconded by S. Standfield  
 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

- Consider additional buffer for the townhomes facing the drive aisle by relocating the hedge from the south side of the ramp. Interfaces around the ramp needs to be more developed.
- Consider developing the northwest corner of the site into a lobby area.
- Consider options to mediate the grade change between the public sidewalk and commercial terrace as the planters create separation between commercial storefront and public realm.
- Consider reducing the bicycle storage and increase the indoor amenity space.

### Form and Character

- The receding element of the high-rise tower works well and the glass cube of the amenity space is a gateway marker.
- Consider simplifying the mid-rise tower, particularly the cube expression and the top part.
- Review the top three floors of the mid-rise tower as the appearance feels overwhelming.
- Consider extending part of the vertical element of the tower so that it touches the ground on both the high- and mid-rise towers.
- Suggest changing the material color rather than recess darker spandrel glass to differentiate.
- Consider further relief in the podium façade of the mid-rise tower and additional articulation of the residential entry. Minimize the exit doors next to the lobby to emphasize the lobby entry

### Landscape

- Consider additional integration of the landscape design at grade. There are different design languages both in terms of geometry and materiality.
- Acknowledge and treat the corner of 151 Street and 101 Avenue in an alternative way other than as an open space.
- Commend the articulation of the roof deck.
- Suggest an alternate way to mediate the grade change along the townhomes without the use of planters.
- Consider implementing a rooftop playground feature.
- Consider utilizing hedges to demarcate the townhomes from the drive aisle.

### Accessibility

- Locate accessible parking stalls near elevator lobbies and away from traffic paths.
- Consider accessible furnishings and benches with back and arm rests.
- Consider power doors at lobbies and parking doors.
- Provide accessible parking stalls in visitors parking area.
- Consider simplifying paving patterns to indicate entrances.
- Resolve at-grade access to the commercial space in the mid-rise tower.

**D. OTHER BUSINESS**

**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, February 28, 2019 at Surrey City Hall in 2E Community Room B.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:56 p.m.



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Jennifer Ficocelli, City Clerk



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Adrian Politano, Chair