

Present:

Panel Members:
L. Mickelson, Chair
A. Callison
G. Borowski
M. Enns
R. Drew

Guests:

Don Andrew, Creekside Architects
Gurpreet Panesar, Loha Properties Ltd.
Meredith Mitchell, M2 Landscape Architecture
Steven Cross, X 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 R. Drew
Seconded by A. Callison
That the minutes of the Advisory Design
Panel meeting of February 14, 2019 be received.
Carried

B. NEW SUBMISSIONS

1. Time: 4:00 p.m.

File No.: 7918-0135-00
New or Resubmit: New
Last Submission Date: N/A
Description: Development Permit to allow for a 3-storey commercial building. Development Variance Permit to reduce the side yard setbacks to 0.0 metres and front yard setback to 3.5 metres. Retail units are proposed on the ground floor and office space is proposed to be located on the second and third floors. The total floor area of the building is 744 sq. m and the FAR is 0.80.
Address: 12034 – 88 Avenue
Developer: 1076355 BC Ltd.
Architect: Steven Cross, X Architecture
Landscape Architect: Caelan Griffiths, PMG Landscape Architects
Planner: Ingrid Matthews
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff support the project's proposed use, density and form and have no specific issues on those, however there is concern with the constructability affecting the form. The proposed amount of parking is deficient but is being discussed between the applicant and staff.

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

The Landscape Architect was not in attendance and the Project 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 R. Drew
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

Members expressed concerns that there is not enough details in the circulation, façade and street elevations.

Site

- Consider treating the rear of the site where the neighbour has a blank façade.

Form and Character

- Consider further variation of the parapets for each block to be more playful.
- Consider further exploration of the interface where the building hits the ground plane.
- Consider pure forms and clean esthetics to manage signage, lock boxes or other post-occupancy add-ons, which should be integrated.
- Recommend prioritizing the front entry-way and pedestrian street experience.
- Consider exploring width of the horizontal siding, which does not appear to be in keeping with the fascia and concepts of the front façade and forms.
- Consider adding windows along the driveway façade through the vehicle parkway, such as across each CRU or at its corners.
- Explore ideas for the exterior side wall signage.
- Consider the opportunity for retail spaces to have pedestrian frontage.
- Consider a safer and more welcoming, pedestrian pathway through drive aisle with more visual differentiation from the driving surface.
- Suggest the use of differentiated material for the soffit material above drive aisle.
- Consider soffit cove-lighting above the driveway to hide the luminaires.
- Recommend reviewing the elevator lobby location for accessibility equality, street visibility and layout functionality of the CRU.
- Consider alternatives to the dark tinted windows, such as fritted glass.
- Consider exploring the window mullion details.

Landscape

- Consider further programming and articulation of other ideas available on the patio.
- Consider enhancing the front yard landscaping.

The Panel expressed concerns with the landscape package not being comprehensive enough and a lack of opportunities for pedestrian experience.

CPTED

- No specific issues were identified.

Sustainability

- Consider adding additional electric vehicle parking.
- Recommend low E-coded triple glazed windows.
- Recommend highly insulated wall sections.
- Recommend additional bicycle parking on exterior to better encourage bicycle use.

Accessibility

- The accessibility route is confusing and unclear.
- Consider the width of the walkway along the driveway.
- Recommend changing the elevator location.
- Recommend placing the toilet flush handles on the open side, away from the wall.
- Consider a back rest on the bench.

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

File No.:	7918-0311-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning, and detailed Development Permit to permit the development of a four-storey mixed-use building containing 26 rental apartments and approximately 565 sq. m. of ground floor commercial with below grade and at grade parking.
Address:	7070, 7080 & 7090 – 128 Street
Developer:	Gurpreet Panesar, Loha Properties Ltd.
Architect:	Don Andrew, Creekside Architects
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Christa Brown
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the project's proposed use, density and form and have no specific issues other than being concerned with the undercroft parking.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The Project will have on-grade surface parking.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski
Seconded by R. Drew
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 further programming in the upper amenity space.
- Recommend the entrance to the parkade access ramp to be on the North side to prioritize pedestrians over vehicles.
- Consider altering the location of the sloped parkade access ramp as it currently appears to divide the surface parking from pedestrian flow.
- The building location, patios and plaza are well located with respect to the sun exposure, existing park and street presence.

Form and Character

- Members appreciate that the CRU glazing wraps around the corners.
- The East elevation looks too much like a rear of building compared to the West and South elevations.
- Consider more vertical and horizontal elements.
- Consider acknowledging the residential entrance and amend it for further animation on the side wall material and give a stronger visual expression.
- Consider relocating the residential main entry way on side street, closer to the plaza.
- Consider expressing the retail taller, more often and with higher placed fascia tops.
- Reconsider the low heights of the heavy 'eye brows' above retail.
- The building character and architecture expression requires greater strength, consider using the materials that are at the bottom, on the top.
- Consider strengthening the balcony expression by making them deeper.
- Consider making the shutters consistently applied throughout project or removing them altogether.

- Members expressed concern with the wood grain metal soffit above the parking which is vertical and inconsistent. Recommend revising the detail for consistency or change of material as it is foreign to the building character.
- Consider reducing heavy detail on roof line for better proportions.
- Reconsider the location of the garbage enclosure.

Landscape

- Consider altering paving pattern to reflect building and create more intimate neighbourhood feel.
- Consider oriental textured grass in the plaza and diversified planting.
- Recommend that trees be placed along the lane side buffering – can use triangular planters in between parking stalls if needed.
- Suggest that there be children play equipment in the outdoor amenity patio.
- It is unfortunate that there is so much surface parking; consider changing it to outdoor amenity space instead.

The Panel recommends preparing a more coordinated landscape package with legends and details.

CPTED

- No specific issues were identified.

Sustainability

- Consider reuse of stormwater which is collected to minimize irrigation or domestic water requirement.
- Consider EV parking stalls or rough in for future installation.

Accessibility

- Consider accessible parking to pedestrian pathway.
- Recommend moving disabled parking stall closer to elevator, such as making it Stall #39.
- Recommend that the entrance door be power operated.
- Recommend that the amenity restrooms be accessible, with the door on the other side.
- Consider the toiler flush handle on the inside.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of units be wheel chair accessible.

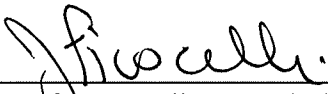
C. OTHER BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, March 14, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:05 p.m.



Jennifer Ficocelli, City Clerk



L. Mickelson, Chair