

**Present:**

Chair - A. Callison

**Panel Members:**

A. Politano

B. Howard

B. McGinn

I. MacFadyen

M. Patterson

R. Drew

**Guests:**

Davinder Kandola, Canada Luxury Home

Development Ltd.

Fountana Group

HSL Properties Inc.

Jessie Arora, DF Architecture

Mary Chan, PMG Landscape Architects

Mary Chow, HDR Architecture

Rebecca Colter Krebs, PMG Landscape Architects

Rosa Salcido, Vivid Green Architecture

**Staff Present:**

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 B. Howard

That the minutes of the Advisory Design

Panel meeting of February 28, 2019 be received.

Carried*M. Patterson arrived to the meeting at 4.11 p.m.***B. NEW SUBMISSIONS****1. Time: 4:00 p.m.**

File No.: 7918-0442-00

Address: 1160 King George Boulevard

New or Resubmit: New

Last Submission Date: N/A

Description: Development Permit to allow for exterior renovations to the existing Pacific Inn hotel.

Developer: Fountana Group

Architect: Mary Chow, HDR Architecture

Landscape Architect: Rebecca Colter Krebs, PMG Landscape Architects

Planner: Ingrid Matthews

Urban Design Planner: Nathan Chow

The Urban Design Planner advised there are no dedications and the parking cannot be reduced.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The one change made to existing site is reducing the laneway to a one-way.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The site will have many trees and greenery.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by B. Howard  
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

- No specific issues were identified.

#### Form and Character

- The existing building has unique features that are lost in the renovation.
- There is opportunity to do something special at this location for the long term success of the hotel by maintaining its landmark status.
- Recommend reviewing the precedent images and consider committing to a stronger rigour and simplicity.
- The least successful elevation is the Highway 99 elevation. Suggest having a larger focal point as the square boxes do not have the right expression for the topography along the highway.
- Consider refining the transition between the main and second floor particularly along the Highway 99 elevation.
- Consider refining elevations to improve a sense of hierarchy and overall harmony, particularly on the east façade.
- Suggest improving the articulation and expression of elevations, such as more discipline to the fiber cement panels
- Consider taking the features from the west elevations with secondary entrance and bring into the east side of the building, which is also public facing and currently appears like a back-of-house.
- Consider a canopy over the east ground floor doors to the exterior plaza.
- Consider using metal cladding on the frame elements as opposed to fiber cement panels.
- Recommend refining the parapet details due to the large expanse and providing some more visual interest.
- Consider a larger expansion of lights.
- It was noted the large skylight is exposed; therefore, the end gables will stand out.
- Consider making stair towers more of a feature.
- Consider varying the stairwells to avoid having a flattop, for example, varying the height of the stack of pickets.
- Consider varying the flat roofline for more interest.

### Landscape

- The retention of trees is supported.
- Consider additional off-site trees in the expandable boulevard adjacent to King George Boulevard to provide shading to the south east parking lot and screening for units.
- Consider the design development of the east courtyard to respond more strongly to the building design.
- The placement of the water feature against an angled segmented sound barrier is challenging, consider changing the design development to another location.
- Recommend finding the opportunity to create a soft landscape at the south acute corner.

### CPTED

- Consider opportunities to provide a stronger sense of security for guests using the parking areas on the north side.

### Sustainability

- Consider energy efficient systems as hotels are a high energy consumer.
- Recommend that the south windows have exterior shading devices for comfort and energy performance.
- Consider using the south and west flat window for heat gain.
- Consider heat recovery from laundry and sewage.
- Consider heat load sharing from the pool mechanical.

### Accessibility

- Consider more accessibility parking stalls.
- Consider an access aisle between the disabled parking stalls.
- Recommend having let downs near the disabled parking stalls to reduce travel distance and avoiding tariff aisle crossings.
- Consider power operated doors at all entrances.
- Consider providing accessibility opportunities into the swimming pool, such as lift access.

It was noted that the images do not accurately reflect the project.

2.	<b>Time:</b>	<b>4:00 p.m.</b>
	File No.:	7917-0212-00
	Address:	7151 & 7111 – 188 Street and 18778 – 72 Avenue in West Clayton
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	OCP amendment, Rezoning and detailed Development Permit to permit the development of 3 mixed-use buildings containing approximately 118 residential dwelling units and 1,726 square metres of ground floor commercial with two levels of underground parking, and 31 townhouse units.
	Developer:	Davinder Kandola, Canada Luxury Home Development Ltd.
	Architect:	Jessie Arora, DF Architecture
	Landscape Architect:	Mary Chan, 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. There is a new Clayton Community Centre on the West. The ground floor is commercial orientated.

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

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Patterson  
 Seconded by B. Howard  
 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

- Extend P2 level to reduce surface parking and maximize outdoor amenity at grade.
- Provide more details on the corner plaza with more seating. Articulate materials, colors and lighting.

### Form and Character

- Consider simplifying the language of exterior elevation and entry ways.
- Consider an alternate location for the signage band. Keep the signage integrated as part of the CRU's window front.
- Provide dedicated amenity space for children on the rooftop or at grade.
- The commercial parking underground requires a backup stall for vehicles to turn around.
- Consider keeping all the bicycle lockers at P1 and all the storage spaces at P2.
- The treatment of retail back walls can be more transparent.
- Massing expression is confusing, allow vertical elements to be vertical and the horizontal elements to be horizontal without interruption.
- Consider providing 3-bedroom units and more 2-bedroom units.
- Consider corner spaces in the parkade levels not to be left empty, provide storages or mechanical rooms
- Consider articulating the commercial vertical bands consistently in all CRUs.
- Consider opening the residential lobby to over look the pedestrian walkway to the back.
- Consider connecting the indoor and outdoor amenity spaces.
- Keep the garbage room more centralized for easy access for all the building.
- Consider minimizing the last floor canopy overhang. Make the lobbies larger by minimizing the vestibules.
- Consider removing the arch brackets above lobby overhang.

### Landscape

- Provide enough soil dept where there is an UG parking particularly under split commercial and corner plaza.
- Make sure the planters are flush.

### CPTED

- No specific issues were identified.

### Sustainability

- Consider stormwater retention strategy as this site is a green field.
- Consider exterior shading on the south and west sides.
- Consider incorporating the BC Energy Step Code.

### Accessibility

- Recommend one more accessible parking stall at grade on the north side, and direct access with letdown to the pathway.
- Recommend all entry lobby doors to be accessible.

3. Time: 4:00 p.m.

File No.: 7917-0048-00  
 Address: 3221- 140 Street  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Development Permit to permit the development of a two-story addition to an existing commercial building.  
 Developer: HSL Properties Inc.  
 Architect: Rosa Salcido, Vivid Green Architecture  
 Landscape Architect: PMG Landscape Architects  
 Planner: Charlene Liew  
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that no on-street parking is permitted around the site.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The purpose was to utilise the concrete structure rather than demolish the building.

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 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

The Panel noted the application package required improvements.

#### Site

- Challenges with the site present challenges with the application.
- As the building contains mixed program uses, suggest paying attention to compatibly.
- Suggest providing further thought into the daycare, and the access through the elevator and rooftop.
- Consider either moving the PMT or deleting the onlooking windows nearby.

#### Form and Character

- Recommend developing the design vocabulary for the building and using a set of rules to refine the design language.
- Recommend expressing the building with more sympathy to the existing residential neighbourhood.
- The different rules on north elevation does not seem consistent.
- Consider further development of the South (32 Avenue) elevation as it appears like a back-of-building
- Fake wood may not suit the original architecture.
- Consider timber elements to provide articulation.
- Consider a feature glazed canopy at the entry way.
- Suggest breaking up the façade with improved fenestration.
- Consider double hung windows.
- Consider shading devices on south elevation to reduce solar heat gain at daycare.
- Reconsider how the chamfered staircase pop-up determines the façade.
- Consider an alternate to bent metal panel at signage fascia.

#### Landscape

- Recommend improving the design of the roof top for the needs of the daycare.

#### CPTED

- Consider further security measures at subgrade level under the building and dark lower level.

#### Sustainability

- No specific issues were identified.

#### Accessibility

- Integrate accessibility from site to the street sidewalk.
- Consider an accessible path from the parking area to the main entrance on the East.
- Recommend resolving elevator access by incorporating it with accessibility access.

### C. OTHER BUSINESS

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, April 11, 2019 at Surrey City Hall in 2E Community Room B.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:22 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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A. Callison, Chair