

**Present:**

A. Callison, Chair  
A. Llanos  
A. Politano  
B. Howard  
G. Borowski  
K. Shea  
M. Patterson  
R. Drew  
S. McFarlane  
S. Standfield

**Guests:**

Ada Lin, PWL  
Alex Page, CoreProject Management  
Anya Paskovc, Aplin Martin  
Arthur Buse  
Camerson Woodruff, PMG Landscape Architects  
Hardeep Johal  
Jun He, New Great Land  
Patricia Campbell, PMG Landscape Architects  
Renante Solivar, MCMP Architects  
Sarah Atlainson, Plan Van  
Sergey Auramenko, New Great Land  
Sharon Sendjaya, Aplin Martin  
Sylvain Boulanger, Boldwing Continuum  
Architects Inc.

**Staff Present:**

A. McLean, City Architect  
M. Sykes, Climate and Energy Manager  
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 G. Borowski  
That the minutes of the Advisory Design  
Panel meeting of March 14, 2019 be received.  
Carried

*S. Stanfield entered the meeting at 4:12 p.m.*

**B. NEW BUSINESS****1. Surrey's Implementation of the BC Energy Step Code**  
Maxwell Sykes, Climate and Energy Manager

Staff provided a Power-Point presentation on the Implementation of the BC Energy Step Code and highlighted the following information:

- Buildings must achieve certain performance measures and are required to be closer to net zero ready and achieve three performance metrics: air tightness, efficient mechanical equipment and an insulated envelope.
- The City's requirements include Step 1 for single family or duplex buildings, which are included in the City's building bylaw. Development Permit applicants will be required to sign a letter acknowledging the step code requirements.
- As the Steps increase, the energy efficiency demands will also increase and may present additional challenges. Staff provided recommendations on key design considerations.

More information about the BC Energy Step Code can be found on the City's website at [surrey.ca/stepcode](http://surrey.ca/stepcode)

*M. Patterson and K. Shea arrived to the meeting at 4:20 p.m.*

## C. RESUBMISSIONS

1. **Time:** 4:30 p.m.
- File No.: 17-0397  
 Address: 13377 Barker Street, 13335 King George Boulevard, 13317 King George Boulevard  
 New or Resubmit: Full review following workshop  
 Last Submission Date: September 6, 2018  
 Description: OCP Amendment, City Centre Plan Amendment from Residential Low to Mid Rise (up to 2.5 FAR) to Residential Mid to High Rise (3.5 FAR), Rezoning and Development Permit to permit the development of a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings.
- Developer: New Great Land (Jun He)  
 Architect: MCMP Architects (Renante Solivar)  
 Landscape Architect: PWL (Derek Lee)  
 Planner: Christopher Atkins  
 Urban Design Planner: Ann McLean

The project was previously presented as a workshop to the Panel on September 6, 2018. The City Architect advised that Council asked that the project be iconic and to provide three-bedroom units. Staff generally support the project but expressed concerns on the 12-story mid-rise.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The Project Architect advised that the development of a daycare and café will make the area an active social nest.

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

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Standfield  
 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  
 With R. Drew and M. Patterson opposed.

The Panel identified key items to address:

- The tower podium relationship design concept and its response to the tree metaphor.
- The relationship to the extra massing on the corner (12-storey).
- The accessibility issues such as the corner plaza and King George Boulevard.
- The welcoming nature of the Orchard Plaza and north corner plaza.
- Whether the day care will stay or be relocated to a different area and how would the project respond if applicable.
- Shadowing if the outdoor spaces.
- The building orientation and envelope design.

#### Site

- Supportive of the site layout, heights and the public realm.
- Consider enhancing the aperture from the corner (orchard plaza) as it is difficult to see.
- Concerns with shadowing on daycare and how much sunlight is reaching the daycare.
- Consider further thought to the community kitchen and if enough sunlight is reaching the space.
- It was noted the distant visuals compliment City Centre.

#### Form and Character

- Consider shifting massing at the Orchard Plaza to increase views into the courtyard and draw people in.
- Consider increasing porosity into courtyard and daycare from King George Boulevard so that people can see it exists.
- Reconsider location of parking access such as relocating to the North.
- Consider alternative solution to the long ramp on north edge.
- Concerns with podium becoming fourth tower (12 storey).
- Consider additional design development on the ground level of the podium and public realm interface.
- The distinct tall tower and how it meets the ground is not strongly expressed.
- Reconsider the deep overhang of tower on the podium. It is significant
- Consider reducing the number of unit types and standardising them when it comes to marketing.
- Consider locating the café to the north of the daycare.
- Consider lowering the ramp on the building that runs parallel to King George Boulevard.
- Consider additional buffering between patio and sidewalk.
- Consider reducing the width of the community garden walkway.
- Consider simplifying the metaphor for the project to distil the concepts
- The 12-story podium maps onto the floor plate of the lower mass in a way that is less blunt than the other tower proposals, however its mass is out of place.

- Concerns with base and towers, as North tower has different expression; consider whether that is successful or not.
- Recommend that the entry points from King George be Accessible.
- Consider some signage for the commercial café.

#### Landscape

- Consider additional greenery to the corridor and to the transition space.
- Recommend a greater sense of canopy above the plaza areas.
- It was noted that residents in a tower are less likely to use community gardens and kitchens.
- It was noted the exhaust ports may interfere with the clean street character corner plaza perspective.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider thermal cooling strategies to cooling in the building and to provide shading.
- Ensure daycare has full cooling.

#### Accessibility

- Consider alternative ways for access to the site, such as a clean edge to steps (not tapered) or a ramp or a barrier free access to the west tower.
- Recommend keeping the walkways straight to assist those who are visually impaired.
- Consider the accessibility updates in BC Building Code.
- Consider universal restrooms in the daycare.
- Ensure accessible parking stalls have access to elevator without interruption of traffic lane.
- Reconsider north west corner ramp as it is very steep.

*B. Howard left the meeting at 6:40 p.m.*

#### D. NEW SUBMISSIONS

<b>2.</b>	<b>Time:</b>	<b>6:00 p.m.</b>
	File No.:	16-0441
	Address:	18782 - No 10 (56 Avenue) Highway
	New or Resubmit:	New
	Description:	Applicant is proposing to rezone the northern 6,014 square metres (1.5 acre) portion of the subject site from RA to C-5 to allow for construction of two commercial buildings of approximately 1,540 square metres (16,600 sq. ft.) in area.

Developer: Hardeep Johal and Gurmeet Singh  
 Architect: Boldwing Continuum Architects Inc. (Sylvain Boulanger)  
 Landscape Architect: PMG Landscape Architects (Patricia Campbell)  
 Planner: John Koch-Schulte  
 Urban Design Planner: Ann McLean

The City Architect outlined the challenge of retail interface in a suburban highway context and advised that 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. A design element was to differentiate the entry ways to the buildings.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Standfield  
 Seconded by R. Drew  
 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  
 With A. Callison, S. McFarlane, and  
 G. Borowski opposed.

#### Site

- 188 St sidewalk access to site, 8% slope would be difficult; Consider a connection between Highway 10 and the east walkway, to enter through a gentle slope into building.
- Consider adding an accessible ramp from Highway 10 to parking lot. Consider wheel stops for cars adjacent from the courtyard walkway.

#### Form and Character

- Enhance transparency of east elevation and pedestrian access from surrounding sidewalks.
- Consider glazing the corner stairwell and elevator lobby or flipping the position for better access and relationship to parking.
- Encourage darker colour of spandrel glass at east to be more consistent with the palette being developed.
- Consider increasing the size of second-floor window openings to match covered patio.

- Consider increasing amount of daylight access to the second-floor covered patio.
- Consider an alternative to stucco finish.
- Confirm that a second exit from second floor is not required.
- Consider changing the white background for signage on to maintain consistency.
- Consider higher contrast signage (at least 70%).
- Consider generating a more unified expression on the second level facades.
- The second floor could have its own character, with an distinct material finish
- Consider accessibility for the second-floor entry points.
- Consider a wider hallway for stairwell and entry way, especially if daycare.
- Consider an open space on the second floor for the daycare.
- Consider a half glass rail along the top as opposed to a solid guard rail height.

#### Landscape

- Consider additional trees along Highway 10 elevation.
- Consider less differentiation of paving and simplify the topography of site.
- Consider enhancing the landscaping along the fence at the south property line.
- Consider opportunities for permeable paving in the parking area.
- Consider adjusting grading at the parking stalls to limit to 2% cross slope, especially at Accessible stall.
- Consider humanizing pedestrian walkway on Highway 10.
- Consider adding columnar trees at retail units.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider more rain gardens to capture stormwater.
- Consider EV charging stations or future EV stations.
- Consider further planting to create a parking courtyard.

#### Accessibility

- Ensure adequate clearance between parking and walkway.
- Consider automatic door openers to commercial units.
- Consider adding additional accessible parking stalls.
- Ensure restrooms are universal in the lobby area.
- Consider minimizing cross slope on disabled parking stalls.

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 25, 2019 at Surrey City Hall in 2E Community Room B.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:39 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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A. Callison, Chair