

**Present:**

Chair - R. Drew

**Panel Members:**

A. Politano

I. MacFadyen

M. Enns

R. Drew

R. Sethi

**Guests:**

Anthony Boni, Boni Maddison Architect

Caelan Griffiths, PMG Landscape Architectures

Erika Gerson, Boni Maddison Architect

Janice Boyle, Options Community Services

Joe Mwang, Martin Liew Architecture

Martin Liew, Martin Liew Architecture

Meredith Mitchell, M2 Landscape Architecture

Nadia Hil, New Common Dev

Stephen Hallingham, Aplin Martin

Tammy Dyer, Options Community Services

Will Wang, Cheer Real Estate Development

**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. Sethi

Seconded by A. Politano

That the minutes of the Advisory Design

Panel meeting of April 11, 2019 be received.

Carried**B. PRESENTATIONS****1. Public Realm: Sidewalks**

Ann McLean, City Architect

Staff provided a Power-Point presentation on Public Realm, Sidewalks and noted that city roads include vehicle, sidewalks and planting areas, and may include cycle tracks or parallel parking. The sidewalk is located immediately adjacent to the property line. Different neighbourhoods and building structures will have different setbacks or public realm requirements inside the property line.

**C. NEW SUBMISSIONS****1. 4:30 p.m.**

File No.:

18-0450-00

Address:

8109-8137 King George Boulevard

New or Resubmit:

New

Last Submission Date:

N/A

Description:

Official Community Plan (OCP) amendment, rezoning and development permit in order to allow for a 6-storey mixed-use building. Community service uses, ancillary office space and market and non-market multiple residential units are proposed.

Developer:

Options Community Services

Architect: Erika Gerson, Boni Maddison  
Landscape Architect: Meredith Mitchell M2  
Planner: Ingrid Matthews  
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff are supportive of the use, form and density but have other concerns. There is a deficient area of indoor amenity area and a portion of the outdoor amenity area is proposed to be shared. Staff would like to see the Official Community Plan's public realm interface principles be maintained: designing for flexibility of uses and resiliency in changing context; providing active building frontages along streets and plazas; and providing seamless site grading from the streets to the building's ground floor.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The community center will eventually be made larger.

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. Sethi  
Seconded by A. Politano  
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

In general, the Panel supports the project.

#### Key Points:

- Increase articulation on southeast corner wall.
- Reconsider extension of wrap feature at southeast corner.
- Activate the northeast end of building along King George Boulevard.
- Colour match the trims/reveals on the Hardie panels.
- Include textural difference on hardi panels.
- Strengthen continuity of cornice line.
- Refine programming and circulation of corner feature plaza.
- Increase landscape screening between surface parking and courtyard spaces.
- Find a less remote location for play area.
- Manage stormwater flows and short-term storage for stormwater.
- Recommend parking directly off the laneway.

### Site

- Consider the at-grade parking configuration and parallel/perpendicular parking directly off the laneway to increase the size of the courtyard.
- Suggest rotating the on-grade surface parking to the lane to increase the size of the courtyard ratio.
- Reconsider surface parking to create less fragmentation spaces and get a consolidation of outdoor spaces.
- Suggest providing a more direct visual connection for the children's outdoor play area.
- It was noted the suites at the main residential entry could be compromised as they are at different elevations.
- Consider improving programming at corner feature plaza.
- Consider refining the corner feature plaza to improve circulation and open it up to show more clarity to its design.

### Form and Character

- Suggest strengthening the brick base by showing more brick on the east façade.
- Consider breaking up the east facing corner element at the southeast corner with better treatment and more articulation.
- Consider showing public art on the blank east facade corner feature to be more visually striking.
- Consider enhancing the massing on corner as the cornice line is strong but broken by guardrail details.
- Consider increasing the amount of glazing on east elevation above main entry.
- Consider an alternative seaming strategy; should be less stripy.
- Consider using an alternate strategy for the darker cementitious panels, such as using a colour-matched seam materials in lieu of clear aluminum.
- Consider texture differences on Hardie panel as opposed to just the change of colour, such as planar orientation of panels.
- There are overlook concerns for the inside corner studio units.
- Suggest pronouncing the vertical fin more.
- Recommend that the cornice line details to be stronger horizontal elements.
- Recommend articulating the roofline more, such as with material differentiation or more pronounced overhangs.

### Landscape

- The Panel noted the landscaping package was not legible.
- Consider further stormwater infiltration on the swale along King George Boulevard.
- Consider more vegetation and screening between outdoor rooms in courtyard.
- Recommend reinforcing the amenity and outdoor spaces.
- Consider making the outdoor spaces along KGB consistent.

- Consider reducing the amount of drain rock in amenity spaces to improve circulation and programme options.
- Suggest increasing the amount of landscape screening in the parking lot, play space and between outdoor rooms.
- Consider a consistent approach to outdoor pavement, furniture and fencing at community service entrance; reinforce an urban street feel.
- Recommend providing landscape on the roof terrace.

## CPTED

- Ensure security access is managed on the elevator.

## Sustainability

- Consider adding cooling systems from the BC Energy Step Code.

## Accessibility

- No specific issues were identified.

## 2. 5:15 p.m.

File No.:	18-0319-00
Address:	10826 132A Street and 13265 108 Avenue
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning and Development Permit to allow for 6 storey residential apartments with a total of 80 residential units proposed.
Developer:	Cheer Real Estate Development
Architect:	Martin Liew
Landscape Architect:	Caelan Griffiths
Planner:	Ingrid Matthews
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.

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

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by I. MacFadyen  
Seconded by R. Sethi  
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

**Key Points**

- Stronger horizontal break between Hardie products to be more purposeful.
- East elevation material selection to be enhanced by masonry products.
- Improve outdoor amenity on the east side with both programing and conception to the north outdoor amenity.
- Make references to BC Energy Step Code.
- Stormwater strategies to manage stormwater runoff.
- The corner plaza needs further design development
- Ensure the glass on amenity space is clear.
- Reconsider location of bicycle racks. Relocate them to the east side, behind of PMT in more protected and safe location.

**Site**

- Reconsider location for bicycle rack.

**Form and Character**

- Consider applying the Hardie panels more rigorously to the north and east elevations. Clarify the black joints on the panels.
- Consider eliminating the use of stone cladding above wood posts at sixth floor. Keep the stone cladding at the base only.
- Consider re-programming amenity space in the south east corner of the site and connection to the main outdoor amenity to the north.
- Consider a distinctive horizontal break or transition from different siding type.
- Consider adjusting the northwest balcony so won't terminate the wooden pillars.
- Consider additional articulation of lower floors of east elevation.
- Ensure that Stair A complies to BC building code as it is a long way to exit through the lobby.

Landscape

- Consider reworking the corner plaza, water feature and main entry to be unified and create a more cohesive plaza.

CPTED

- No specific issues were identified.

Sustainability

- Consider certification against LEED.
- Consider Step Code 3 of the BC Energy Step Code.
- Consider step code and energy modeling on the windows.
- Consider additional EV charging stations.
- Consider raingarden and stormwater strategies to minimum runoff.
- Consideration made to stormwater management system.
- Consider increasing the amount of soft and permeable surfaces.

Accessibility

- No specific issues were identified.

**D. OTHER BUSINESS**


**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May 9, 2019 at Surrey City Hall in 2E Community Room B.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:58 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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R. Drew, Chair