

**Present:**

Chair - R. Drew

**Panel Members:**

A. Callison

A. Llanos

G. Borowski

I. MacFadyen

M. Patterson

R. Sethi

S. Standfield

**Guests:**

David Rose, PD Group Landscape Architecture Ltd

Derek Lee, PWL

Emily Kearns, Ankenmen Associates Architects Inc.

Jun He, New Great Land

Manjit Lit, Douglas Green Developments

Meredith Mitchell, M2 Landscape Architecture

Parshotam Goel, Peace Park Developments Ltd

Renante Solivar, MCMP Architects

Voytek Grzbowicz, WG Architecture Inc.

**Staff Present:**

F. Wong, Associate Planner

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 G. Borowski

That the minutes of the Advisory Design

Panel meeting of May 23, 2019 be received.

Carried**B. STAFF PRESENTATIONS**

- 1 Newton Town Centre Plan Update**  
Fay Wong, Associate Planner

Staff provided an update on the Newton Town Centre Plan and noted that the Plan will be finalized over the summer and a final plan document and corporate report will be brought to Council in Fall 2019. Staff provided highlights of the Plan's proposed land uses, transportation strategy, cycling and pedestrian network, parks and community amenities, and urban design guidelines. Staff welcomed feedback from the Panel.

*A. Llanos and I. MacFadyen arrived to the meeting at 4:18 p.m.*

**C. RESUBMISSIONS**

- 1. 4:30 p.m.**

File No.:

7917-0397-00

Address:

13377 Barker Street, 13335 King George Boulevard, 13317  
King George Boulevard

New or Resubmit:

Resubmit

Last Submission Date:

September 6, 2018; and  
April 11, 2019

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:	Jun He, New Great Land
Architect:	Renante Solivar, MCMP Architects
Landscape Architect:	Derek Lee, PWL
Planner:	Christopher Atkins
Urban Design Planner:	Ann McLean

The Urban Design Planner advised that staff have requested that a larger setback (9 metres) be provided from King George Boulevard to provide more landscaping and larger patios.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The applicant addressed the panels concerns regarding the daycare relocation, podium massing, ramp, corner plaza, grade change, plaza accessibility and welcoming aspects, shadowing of outdoor spaces, the building orientation and envelop design,

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. Callison  
Seconded by M. Patterson  
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:

- Daycare new location and consideration for air pollution next to King George Boulevard.
- Clarification on the daycare pick-up and drop-off area.
- Make sure the entire site is easily accessible.
- Simpler ramp connections.
- Widen lobby entrances and access points for better wayfinding.
- Enhance the lobby access to the north tower.
- Enhance the connection between plaza and KGB commercial corner plaza.

- Work on the connection to the streets and lobby accesses at grade to the podium and towers.
- Refine the transition between the podium and tower, maintaining the tree metaphor and avoid introducing new design language (C frames). Vertical expressions are successful.
- Target higher BC Energy Step Code “Step Code 3”.
- Additional trees and lawn space in lieu of water features in the courtyard area.
- Refine the logic of integrating dark/white metal panels and terracotta materials

The Panel expressed appreciation for the applicant addressing the concerns of the Panel from the previous application submission.

#### Site

- Consider refining corner plaza and provide transparent screening between patio and KGB to provide noise screening and definition for the patio seating area.
- Consider further ground play area and universally accessible features.
- Consider more generous connection to the sidewalk on Barker Street. Further refinement required on Barker’s public realm.
- Consider pick up and drop off for daycare.
- Consider a greater amount of open green space and reduce water features.
- Consider a dedicated bike route to the parkade.

#### Form and Character

- The Panel supports the relocation of the daycare and the stronger relationship between the outdoor space and the podium and tower.
- Consider revisiting the relationship with the podiums and street. Provide clear lobbies facing streets for better wayfinding.
- Recommend a clear definition between the base and the tower connection and material transition.
- A singular large outdoor space is successful.

#### Landscape

- Support the landscape design changes in response to architectural changes.
- Consider reduction in the amount of water and the addition of tree plantings and lawn space in the interior plaza.
- Consider planting trees within the larger area.
- Ensure the exposed north stairs at the west tower is designed in order to support the landscape concept with trellis and vine.
- Refine the corner plaza and the connection to the central plaza.
- Refine the walkways and ramps.

## CPTED

- No issues were identified.

## Sustainability

- Consider enhancing sustainability such as Step 3 of the BC Energy Code.

## Accessibility

- Recommend simplifying the ramp walkways.
- Provide accessible entry to the north tower.
- Recommend wayfinding strategies for disabled people to access the towers from Bolivar and King George Boulevard and Barker St.
- Ensure walkway on King George Boulevard is at least 2.0 meters wide.

## NEW SUBMISSIONS

## 2. 5:30 p.m.

File No.:	7917-0146-00
Address:	151 – 175A Street in Douglas
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Partial OCP Amendment, Rezoning and detailed Development Permit to permit two 5-storey apartment buildings (one building with ground floor commercial), 6 live-work townhouse units, 26 townhouse units on north lot. General DP for self-storage building on the south lot.
Developer:	Manjit Lit, Douglas Green Developments
Architect:	Emily Kearns, Ankenmen Associates Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the buildings' use, form and density, but are keen on seeing the visual appearance of massing kept to a low-scale and that the commercial component is resilient, pedestrian friendly and attractive to the Douglas neighbourhood.

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 G. Borowski  
Seconded by M. MacFayden  
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. Sethi opposed.

**Key Points:**

- Enhance the residential lobby entries.
- Provide universal access to townhouse suites.
- More deliberate with ground floor transitions.
- Increase window area for ground floor amenity.
- Other options for parkade access.
- Increase outdoor amenity area at grade.
- Increase roof top outdoor amenity area.
- Alternative paving pattern in lieu of checkerboard.
- Reconsider location of residential garbage.
- Target some level of the BC Energy Step Code.

**Site**

- Concerns about the success of the commercial units; consider reorienting the commercial units to face 2 Avenue.
- Encourage enlarging the outdoor amenity area adjacent to the ground floor indoor amenity area.
- Recommend opening the ground level indoor amenity more towards the outdoor amenity area.
- Concerns with purpose of the small upper storey amenity area; recommend enlarging it.
- Recommend alternative location of vehicle ramp at the south edge of the south building as it appears to be problematic; the space could be used for green space instead.
- Recommend providing less surface parking in favour of more landscaping.
- Reconsider garbage room location and provide a garbage staging area.
- Consider cutting a site section through the highway.

**Form and Character**

- The building envelope appears complicated.
- Suggest refinement of the rules for massing changes from volumes to planes.
- Recommend that the massing of the upper panelized boxes be refined at the guard rail.

- Consider fixing the transition of materials, such as the fibre cement panel corner details and long board.
- Recommend resolving how the townhouse brick expression hits the upper level.
- Consider consolidated E2 colour in elevations and refrain from using the brick.
- Consider using E2 colour at all grays in lieu of E3.
- Consider using E3 for fiber cement siding on the uppermost storey.
- Consider allowing natural light into the corridors.
- Consider enhancing the appearance of the residential lobby entrances to be more meaningful, such as adding more glazing.
- Recommend maintaining the quality and type of material as project moves forward.
- Consider a two-sided elevator to provide at grade access to the units.
- Consider relocating the garbage enclosure to be included in the building.
- Consider refining the complex stepping and fencing of the parking ramp wall.
- Recommend incorporating the design of any mechanical vents, structure now not later.

#### Landscape

- Concerns of south expose landscape taken by asphalt.
- Consider a planting palette that provides more structure through the winter such as evergreen material.
- Consider alternative planting than grass for upper amenity space such as evergreen.
- The amenity area paving is problematic and limits the use and increases maintenance. Consider two types of pavers for main area that could break down at edges to incorporate grass.
- Recommend increasing the hard surface area in upper amenity to accommodate BBQs and furniture.
- Consider more hardscaping at the upper outdoor amenity to accommodate tables.
- Consider a lower sloping wall adjacent to the drive aisle and one larger planting area with architectural treatment of the exposed building wall.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider Section 4 of the BC Energy Code.
- Western units may overheat; recommend providing passive solar shading.

## Accessibility

- Consider removing the steps into townhouse.
- The checkerboard turf pavers create a barrier for wheelchair access.
- Recommend that the amenity restrooms and showers be accessible.

## 3. 6:15 p.m.

File No.: 7915-0118-00  
 Address: 155, 161 & 193 – 172 Street  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Partial OCP Amendment, NCP Amendment, Rezoning, and detailed Development Permit to permit the development of 45 townhouse units and a 3-storey mixed-use building containing 30 apartment units and approximately 1,034 square metres of ground floor commercial.

Developer: Parshotam Goel, Peace Park Developments Ltd.  
 Architect: Martin Liew, WG Architecture Inc.  
 Landscape Architect: David Rose, PD Group Landscape Architecture Ltd.  
 Planner: Christa Brown  
 Urban Design Planner: Nathan Chow

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 are two elevators, one for the residential and one for the commercial.

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 R. Sethi  
 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 G. Borowski opposed.

## Key Points:

- Architectural language of the façade.
- Expression of retail height at façade.
- Commercial expression at East elevation.
- Stronger aligning upper floor verticals at retail.

- More ski chalet vaults.
- Articulation to long corridors.
- Introduction daylight into corridor.
- Reconcile bike and storage locker.
- Simplify rooftop amenity planning space and furniture.
- Adding children play equipment.
- Incorporate opportunities for children to view on rooftop.
- Acoustic impact of roof top activities.
- Improving accessibility of rooftop for amenities.
- Accessible rooftop furniture.
- Accessible shower at rooftop amenity.
- Consulting a garbage contractor.
- Certifying the project under LEED.

#### Site

- Consider improving the rear pedestrian lobby.
- Consider widening the narrow pedestrian walkway at the rear of the building.
- Concern that the rooftop amenity may create noise disturbance to the units below.
- Recommend unifying the roof top amenity to be less broken up by consolidating the spaces.
- Recommend refining adequate seating spacing on the rooftop amenity.
- Relocate the showers in the indoor amenity area in favour of more views to the outdoor amenity area.
- Consider breaks in rooftop wall to allow children or those sitting have the availability to view the surrounding landscape.
- Suggest improving bicycle access in the parkade by moving the bicycle storage closer to the ramp entrance.
- Recommend avoiding traffic conflicts for the accessible parking stall, which is at a long distance.
- Recommending checking the parking dimensions.
- Consider the commercial and residential garbage area functions at this stage of the process rather than later.

#### Form and Character

- Recommend improving the architectural expression and following through on a single architectural language for the building: either the farmhouse or ski chalet.
- Consider simplifying rules for materials expression on the building.
- The architectural elevation is out of alignment on east elevation.
- The front elevation does not appear grounded when its upper vertical elements are not grounded like the rear elevation.
- Consider opportunity for three-dimensional expression as there is too much flat composition with the planar transitions, such as on the South elevation.



- Recommend that the front be maintained as the front despite having rear parking, to encourage pedestrian use on the street frontage and to ensure that the front does not become back of commercial.
- Consider increasing the height of the commercial glazed area and having less heavy banding above.
- Ensure structural columns are not added at the rear balconies to maintain the proposed design.
- Consider the pedestrian experience of viewing the soffits.
- Ensure roofline is maintained as shown. Consider providing a vaulted ceiling.
- Suggest determining whether the angled roof is in tune and integrated with the surrounding spaces.
- Consider removing chalets in order eaves become straight and clarify the expression.
- Recommend reviewing if the shingle roof is consistent with the chalet concept.
- Consider realistic rainwater leaders.
- Suggest reviewing the soffit wrapping down at the rear commercial parking.
- Reconsider how elevator landing and stairs are laid out to encourage use of stairwell.
- Recommend introducing natural light into the corridor.
- Consider articulating the hallway doors at the unit entries.
- Recommend showing realistic details.

#### Landscape

- Consider coordination to show landscape trellis on architectural drawings.
- Recommend ensuring concrete paving to street curb to allow for pedestrian movement from parked car to commercial.
- Recommend laying out the roof top amenity furnishing with more strategic programming.
- Reconsider use of artificial turf in amenity space.

#### CPTED

- Consider corner security.
- Consider bicycle room layouts, sight lines and level of security.

#### Sustainability

- Consider the BC Energy Step Code.
- Follow through on the sustainability rationale.

Accessibility

- Encourage accessible rooftop furniture.
- Ensure universal stair-free access to hot tub.
- Recommend that the amenity restrooms and showers be accessible and larger with a fold-down bench.
- Two accessible stalls at grade, there is column in between accessibility stalls.
- Provide power operated doors.

**C. OTHER BUSINESS**


**D. NEXT MEETING**

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

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 8:10 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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R. Drew, Chair