

**Present:**

Panel Members:  
R. Drew, Chair  
M. Heeney  
M. Cheung  
M. Derksen  
E. Kearns  
S. Slot

**Guests:**

Karla Castellanos, KCC Architecture & Design Ltd.  
Rod Maruyama, Maruyama & Associates  
Jessie Arora, DF Architecture  
Zubin Billimoria, DF Architecture  
Andrew Danielson, Van Der Zalm & Associates Inc.

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
V. Goldgrub, Urban Design Planner  
L. Blake, Assistant City Clerk

**A. RECEIPT OF MINUTES**

This section had no items to consider.

**B. NEW SUBMISSIONS****1. 4:05 p.m.**

File No.:	7918-0103-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment to increase the permitted density within the Mixed Employment land use designation, Rezoning to Comprehensive Development Zone (CD) based on IB-3 Zone, General Development Permit for Form & Character, and Development Permit for Sensitive Ecosystem and Hazard Lands (Steep Slope) to create a Business Park with seven total buildings (one already existing).
Address:	3050 Croydon Drive 3038 Croydon Drive 3010 Croydon Drive 2960 Croydon Drive 2950 Croydon Drive In Rosemary Heights (South Surrey)
Developer:	Rosemary Business Park Ltd.
Architect:	Karla Castellanos, Architect AIBC, KCC Architecture & Design Ltd.
Landscape Architect:	Rod Maruyama, BCSLA, Maruyama & Associates
Planner:	Kevin Shackles
Urban Design Planner:	Nathan Chow

The Urban Design Planner noted that the site interface to Croydon Drive is compressed due to presence of hydro wires and that staff support reduced setbacks to Croydon Drive due to this constraint. The Urban Design Planner advised that staff have concerns regarding pedestrian routing and circulation, the cantilevered floor design and urban heat island effect mitigation.

The Panel was asked to comment on access, circulation, building locations and setbacks, grading concept, overall landscape concept, building massing and height, floor areas, schematic elevations and envelope concept and concept material.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Slot  
Seconded by M. Derksen  
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; and

Recommend that the landscaping submission return to staff for further development.

Defeated

With E. Kearns, R. Drew, M. Cheung and M. Heeney opposed.

Moved by M. Heeney

Seconded by Michael C.

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

The Panel expressed support for the proposed density, noting the site constraints.

#### Key Points

- Reconsider the need to cantilever the top-level floors facing Croydon Drive.
- Consider providing additional public realm areas.
- Consider reducing the parking and increasing pedestrian connections across the parking lot.
- Consider adding a restaurant and childcare services to the site program to keep workers onsite and add to the community during non-work hours.
- Consider accessibility throughout the site.
- Consider providing end-of-trip facilities for cyclists.
- Consider charging for e-bikes and electric cars.

### Site

- Consider developing social nodes at the termination of east/west pedestrian connectors.
- Consider developing a path along the north edge of the south lot.
- Consider working with the Province to develop a pedestrian connection across Upper Titman Creek.

### Form and Character

- Recommend developing Design Guidelines for the site due to the scale of the development.
- Consider implementing green roofs, particularly at the northeast portion of the site.
- Recommend developing signage guidelines, particularly for the buildings facing Highway 99, to set tenant expectations early on.

### Landscape

- Consider low impact storm water management to include more surface treatments: raingarden and bioswale expansion which may reduce parking
- Recommend low impact and permeable locations for the environmentally sensitive areas.
- Encourage additional trees and permeable surfaces in the parking area.
- Consider widening bioswales in the parking areas to allow for additional tree planting.
- Consider enhancing the native plant species and plant diversity.
- Consider introducing year-round structure to the landscaping to help mitigate the scale changes between the development and existing residential.

### CPTED

- No specific comments provided.

### Sustainability

- Consider including additional design features and strategies to address sustainability.
- Further to comments provided under Key Points, the Panel encouraged the applicant to make the site less reliant on cars and consider alternative transportation to the site. Parking amenities should encourage electric transportation, such as additional electric charging stations and car share programs.
- Consider developing a private shuttle bus to the site from transit.

- Consider methods to reduce the urban heat island effect, such as reflective paving forms, reduce parking area.
- Consider implementing solar panels above the surface parking area under the hydro lines to provide both shade protection for cars, as well as electricity for the site.
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.

#### Accessibility

- Comments are noted under Key Points.

## 2. 5:35 p.m.

File No.: 7922-0051-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: OCP Amendment to increase the permitted density within the Mixed Employment land use designation, Rezoning to Comprehensive Development Zone (CD) based on IB-3 Zone, Development Permit for Form & Character and Sensitive Ecosystems in order to permit the development of a 3,792 square metre business park building.

Address: 2920 Croydon Drive in Rosemary Heights (South Surrey)  
Developer: 1308773 BC Ltd.  
Architect: Jessie Arora, Architect AIBC, DF Architecture  
Landscape Architect: Andrew Danielson, BCSLA, Van Der Zalm & Associates Inc.  
Planner: Kevin Shackles  
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff are supportive of the proposed land use and noted that there are no opportunities to provide buildings on the east side of the site, closer to the riparian area.

The Panel was asked to comment on the public realm interfaces, pedestrian and vehicular movement, overall landscape concept, and building mass and character.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by M. Derksen  
Seconded by E. Kearns  
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; and

Recommend that the landscaping submission return to staff for further  
development.

Carried

**Key Points**

- Consider reducing the depth of cantilever floors.
- Consider a more rigorous application of the glass volume over the opaque base and wrapping the opaque materials around the lower floors towards Croydon Drive.
- Consider extending the commercial retail/CRU canopy to the northwest corner of the building.
- Consider further accentuation of the east office entry.
- Consider increasing the vegetation and trees along the south edge of the building as well as the on north edge along multipath.
- Consider increasing end-of-trip facilities and the amount of underground parking.

**Site**

- Consider relocating the office lobby to the north of the building to create a strong corner entry and provide more flexible retail space for tenants.
- The site has good pedestrian connections that incorporate the outdoor amenity space. It is efficient and successful and creates a strong connection and flow.

**Form and Character**

- In general, the form and character are good.
- Consider additional ways to bring attention to the commercial entry. to this area other than changing the colors of the doors.
- Consider further refinement of the sun shade strategy according to building facade orientation.
- Consider breaking down the massing on the east elevation with colored panels or vertical sunshades.

**Landscape**

- Encourage additional tree planting in the parking areas wherever possible.
- Encourage further development of the landscaping plan, as the tree species are lacking native species and planting plan did not provide detail on how

- the landscaping would be laid out.
- Suggest that the Upper Titman Creek is a dominant feature that should be celebrated.

CPTED

- No specific comments were provided.

Sustainability

- Consider adding bioswales and trees in the parking area to assist with tree canopy and urban heat island effect mitigation impacts.
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Encourage expanding bike parking, or develop a design that can be expanded in the future.

Accessibility

- No specific comments provided.

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, August 18, 2022.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:53 p.m.

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Jennifer Ficocelli, City Clerk

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R. Drew, Chairperson