
Present:**Panel Members:**

E. Kearns, Chair
G. Brumpton
S. Macrae
J. Packer
R. Salcido

Guests:

Jamie Ogden, Beech Westgard Developments
Karla Castellanos, KCC Architecture
Rod Maruyama, Maruyama & Associates

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by S. Macrae

Seconded by E. Kearns

That the minutes of the Advisory Design

Panel meeting of January 26, 2023 be received.

Carried

B. RESUBMISSION**1. 4:05 p.m.**

File No.: 7921-0082-00

New or Resubmit: Resubmit

Last Submission Date: December 1, 2022

Description: Proposed 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, and Development Permit for Form and Character to permit the development of a six storey business park building with two commercial retail units.

Address: 15513 – 28 Avenue and 2828 – Croydon Drive

Developer: Brent Hanson, South Street Developer Group and
Jamie Ogden, Beech Westgard Developments

Architect: Karla Castellanos, KCC Architecture

Landscape Architect: Rod Maruyama, Maruyama & Associates

Planner: Kevin Shackles

Urban Design Planner: Nathan Chow

The Urban Design Planner advised that this is a returning item from December 1, 2022 that received conditional support and the design panel recommended the applicant address the following issues mentioned in the past minutes to the satisfaction of the Planning and Development department and to resubmit to the ADP panel.

ADP panel did not find enough information to fully review the design last time. They found merits in the overall project and recommend the project return to the design panel with more detail in their submission.

Surrounding area based on the zoning bylaw requires 6 metre landscape buffer. Previously staff requested 10 metre buffer due to the overlay of the environmental areas and in the process of the project the applicant proposed was 3 to 5 metre buffering. Staff recognized the dropping grade can provide relief to the parking area that fronts onto the building and to consider some form of landscape buffering incorporating within the remainder of that area.

Staff is supportive of where the driveway is being consolidated with the Croydon Drive neighbour and where it reduces road crossings and reduces cutting through pedestrian realms which simplifies the access.

The cross section of Croydon Drive is being modified with a 3-metre minimum setback. Applicant provided the setback back in December of the public realm space that fronts onto the Croydon Drive sidewalk to be considered a multiuse pathway. This is Surrey's method of incorporating cycle tracks and pedestrians within the same pathway systems and allows larger hardscape surfaces to convey bicyclists and pedestrians.

Key points from December 1, 2022 ADP Minutes:

- Recommend pursuing additional design development to break up length and massing of the building on east and west side facing Croydon Drive and parking area and implementing further design details to reduce impact of the neighbours from the east.
- Further consider the public realm strategy on the south plaza on 28th Avenue.
- Consider softening the retaining and site grading, and implementing more site permeability strategies primarily regarding parking area to the east.
- Consider reducing the total length of the top upper floor and do design development to reduce the overlook towards the east perceptive of the residential side.

The Panel was asked to comment on any revised and new aspect of project massing in public realm interfaces, the overall site planning, architectural qualities, and landscape qualities in response to last ADP comments.

G. Brumpton left the meeting at 4:17 p.m.

G. Brumpton rejoined the meeting at 4:18 p.m.

The Project Architect presented an overview of the site planning, streetscapes, and building concept and addressed the four main points mentioned in last ADP meeting in December: softening the site grading in retaining walls, breaking up the length and massing of the building, reduce the impact of building from neighbours to the east, forming a public realm strategy and focusing on the south plaza.

The Landscape Architect presented an overview of the general concept for the landscape design, overall site, and streetscapes.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by S. Macrae

Seconded by G. Brumpton

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.

Carried

Key Points

- Consider an aesthetic and scale for the structural posts at the northwest more in keeping with the remainder of the building.
- Consider further emphasis in the change of building planes to further break up the massing on Croydon Drive.
- Consider the pedestrian connection from the plaza on 28th Avenue to level 1 below.
- Consider indoor bike storage and end of trip facilities for the building.

Site

- Consider integrating a pedestrian connection from the 28th Avenue plaza down to the parking level such as an informal trail which winds back and forth.

Form and Character

- Consider the breaking of the massing at the front as the material transitions do not seem properly recessed and emphasized.
- Consider looking into the design development for the entry of the building; the columns that pick up the overhang at the parking entrance ramp.
- Consider an esthetic and scale for the structural posts at the northwest more in keeping with the remainder of the building. Consider a pylon shape structure. A cantilever would provide a powerful statement.
- Consider turning down the band on top of the glass and emphasizing the angle adjoining the second portion of elevation to bring different materials to the join point of the angle.
- Consider emphasizing the glass section of the facade or creating a frame around it.

Landscape

- Consider detailing the angular rock boulders to fit together and limit small spaces to allow easier maintenance.
- Carefully consider a planting plan to reduce likelihood of blackberries overgrowing due to lack of trees to cast shade and allow habitat creation and ecological creativity in that zone.

CPTED

- No specific issues were identified.

Sustainability

- Consider investing in high quality ventilation systems which offer higher efficiency and lower noise.
- Consider a ventilation design that accommodates extra filtration to address the wildfire smoke and air quality events.
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
- Consider indoor bike storage and amenities such as end of trip showers and lockers and good way finding for bicyclists.
- Consider bike parking that accommodates long cargo bikes and trailers, and electric bike charging.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, March 30, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:28 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson