



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, SEPTEMBER 28, 2023
Time: 4:00 p.m.

Present:

Panel Members:
N. Couttie, Chair
E. Aghsaei
R. Amies
J. Azizi
G. Brumpton
K. Deol
D. Dilts
N. Funk
S. Macrae
Y. Popovska
R. Salcido

Guests:

Abhishek Sinha, Barnett Dembek Architects
Mary Chan Yip, PMG

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
A. Yahav, Clerk 3

A. RECEIPT OF MINUTES

It was Moved by J. Azizi
Seconded by N. Funk
That the minutes of the Advisory Design Panel
meeting of September 14, 2023, be received.
Carried

- S. Macrae joined the meeting at 4:01pm.
- R. Salcido joined the meeting at 4:02pm.
- E. Aghsaei joined the meeting at 4:03pm.

B. NEW SUBMISSION

1. 4:05 p.m.

File No.:	7922-0221-00 & 7922-0222-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RM-M to CD; Proposed General Development Permit to allow for 20 low-rise 5-6 storey apartment buildings. Two buildings to contain some ground floor CRUs and one building to contain daycare space.
Address:	7790 King George Boulevard & 7850 King George Boulevard
Developer:	Phil Magistrale, Dawson & Sawyer
Architect:	Abhishek Sinha, Barnett Dembek Architects,
Landscape Architect:	Mary Chan Yip, PMG
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner described the scope of a General Development Permit, and advised that staff generally support the project.

The Panel was asked to comment on the open spaces of the site, including parks, plazas, outdoor amenity space; circulation routes, including roads, pedestrian paths, size, and location; setbacks; public realm interface; building separation; building heights and number of stories; building form, concept, and fenestration approach; parking; and land use.

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 E. Aghsaei
 Seconded by N.Couttie
 That the Advisory Design Panel (ADP) is
 NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Defeated
 With Y.Popovska, R.Salcido, S. Macrae, D.Dilts,
 K. Deol, and N. Funk opposed.

A new motion was put forth:

It was Moved by S. Macrae
 Seconded by Y. Popovska
 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 E.Aghsaei, J. Azizi, G.Brumpton, N. Funk,
 and N. Couttie opposed.

Key Points

- Consider inventing an overall concept or “Big Idea” for the site.
- Consider differentiating the streets of the site.
- Consider developing a high-quality public realm to set the stage for future phased buildings.
- Consider using L-shaped or I-shaped buildings as opposed to U-shaped buildings.
- Reconsider the U-shaped buildings and their orientation, bearing in mind sunlight exposure.

- Consider diversifying the building and courtyard design to prevent sameness, while still maintaining cohesion across the site.
- Considering adding more commercial space along King George Boulevard.
- Consider augmenting the indoor amenity spaces in all buildings.
- Consider hiring a sustainability consultant at this early stage.
- Consider the addition of green roofs and other rooftop amenity spaces.
- Consider strengthening storm water management plans.
- Consider hiring an accessibility consultant.

Site

- Consider drawing examples from successful walkable communities to inspire the design of pedestrian spaces in this project.
- Recommend working with the project environmental consultant to integrate the park into the riparian area so it is enhancing the ecology and biodiversity of that corridor; alternatively, moving the park to the edge of the riparian area would help enhance the ecology of the corridor and would help the park feel larger.
- Consider evaluating the crossflow of the neighbourhood.
- Consider centralizing commercial space around central park and challenging City Engineering public road standards to explore more pedestrian friendly core flanked by shared-public-ways/Woonerfs with a blend of hard and soft scape for inherent traffic calming.
- Recommend incorporating bike lanes, ensuring to indicate their placement in the planning drawings.
- Consider revising the east edge to rotate buildings or open up pathways to integrate more with the adjacent riparian area.
- Consider alternate methods to terminating the street on 136A Street, potentially by means of a plaza, viewpoint, or childcare, instead of the narrow end of a building.
- Consider relocating the daycare so that it faces the park and is not exposed to excess noise.
- Consider adding more commercial space along King George Boulevard.
- Consider widening the commercial space in areas in which it bottle-necks.
- Consider reorienting the entrances of the townhomes so that they face the park.
- Reconsider the small size of the townhomes, bearing in mind functionality for families.
- Consider 4-storey stacked townhouses for the B2 buildings to avoid overcrowding in the courtyards and walkways; also consider that higher buildings may yield towards a more dynamic city skyline.
- Consider augmenting the smaller indoor amenity spaces.
- Consider adding more indoor amenity space to each building.
- Consider adding amenity spaces to the corners where residential spaces will be hard to lay out.
- Consider establishing a larger range of unit types from east to west to be more intentional with project edges.
- Consider adding parking spaces along King George Boulevard, ensuring that it will not conflict with daycare parking; consult City of Surrey staff to find the correct ratio of on-street versus off-street parking to help mitigate below grade parking.
- Consider including parking spaces for families.
- Consider the addition of underground parking.
- Consider densifying the neighbourhood with higher buildings and creating more residential space.

Form and Character

- Consider developing a “big idea” or conceptual theme to tie the entire project together.
- Consider the impact of the site slope on each building.
- Reconsider the U-shape buildings, as they conjure feelings of hospitals or hotels, creating a counterproductive ambiance.
- Reconsider the orientations of the various U-shaped buildings, bearing in mind their exposure to sunlight; consider conducting a proper shadow study at all times of days to inform this change.
- Consider L-shaped buildings as opposed to U-shaped buildings to increase flow and ventilation.
- Consider privacy concerns that may arise as a result of the U-shaped buildings and the close proximity of units.
- Reconsider the design of the I-shaped building on B2 along the north-south edge.
- Consider more thoughtfully articulating the buildings and developing character in order to enhance the overall development.
- Consider the design choices of residential versus commercial entrance spaces to avoid the feeling of sameness.
- Consider enhancing design viability to small commercial spaces to ensure longevity for retail tenants.
- Consider implementing a strategy whereby each courtyard has its own distinctive ambience while still maintaining cohesion among each one.

Landscape

- Consider adding urban greenery and diversifying materials of the project to break-up the building blocks.
- Consider establishing a sense of place through intentional character for the neighbourhood through use of urban agriculture.
- Consider the implementation of organic lines throughout the development area.
- Consider diversifying the materials and sizes of all walkways.
- Consider including courtyard amenities designed for families.
- Consider including a playground for children in the project.
- Consider amenities for children aged 12 and up.
- Consider designing privacy-landscape that does not inhibit light from entering windows or balcony spaces.
- Consider using more than the minimum soil volumes with trees.

CPTED

- No specific issues were identified.

Sustainability

- Consider establishing goals for sustainability certification: Living Community Challenge, Dark Sky, Salmon Safe, and Net Zero.
- Consider the potential for this site to be net zero.
- Consider transcending conventional sustainability measures work with a larger site to include green infrastructure features such as surface storm water management.

- Consider working with the client, consultants, and City of Surrey to establish goals related to stormwater biofiltration, rain gardens etc., as well as sanitary treatment on site (living machines).
- The simplicity of the building forms has inherent benefits for sustainable design in terms of energy use and “form factor” efficiency and is encouraged as long as greater orientation and layout challenges are addressed.
- Consider the addition of green roofs along King George Boulevard.
- Consider implementation of renewable energy generation and its relationship to massing and heights.
- Consider establishing goals related to solar and grey water ready to be required at subsequent lot specific developments.
- Consider parking developments with the least harm to the environment, bearing in mind soil removal and carbon.
- Consider bicycle parking.

Accessibility

- Consider hiring an accessibility consultant for this development project.
- Consider incorporating smart technologies and dim lighting to accommodate people of various abilities.
- Consider improving the site to be more inclusive and accessible to people with limited mobility.
- Consider measures to make playground and amenity spaces accessible for all abilities.
- Consider making on-site washrooms accessible for all ages and abilities.
- Consider the addition of warning pavers around parking ramps.
- Consider incorporating parking for people with mobility aids.
- Consider the addition of large-print signage for wayfinding.
- Consider adding signage with adequate sightlines.

C. OTHER BUSINESS

1. Verbal Updates

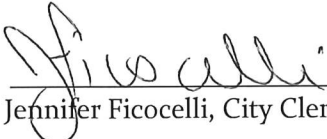
Verbal updates were presented.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, October 12, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:46 p.m.



Jennifer Ficocelli, City Clerk



N. Coultie, Chairperson