
Present:**Panel Members:**

E. Kearns, Chair
M. Cheung
M. Mitchell
R. Salcido

Guests:

Rajinder Warraich, Architect AIBC, Flat Architecture
Caelan L. Griffiths, PMG Landscape Architects
Ruchir Dhall, Landscape Architect, Architecture Panel Inc.
Martin Liew, Architect AIBC, Martin Liew Architecture Inc.

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by M. Cheung

Seconded by M. Mitchell

meeting of May 25, 2023 be received.

That the minutes of the Advisory Design Panel

Carried

B. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.: 7918-0111-00

New or Resubmit: New

Last Submission Date: N/A

Description: OCP Amendment from Urban to Multiple Residential, Rezoning from RF to CD (based on RM-70), and Form and Character Development Permit for 3 apartment buildings with a total of 218 units, and 2.0 FAR, and consolidation of 5 lots.

Address: 6081, 6095, 6111, 6121, and 6131 King George Boulevard

Developer: Travjit Johal, Mortise Construction Ltd.

Architect: Rajinder Warraich, Architect AIBC, Flat Architecture

Landscape Architect: Caelan L. Griffiths, PMG Landscape Architects

Planner: Heather Kamitakahara

Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff generally support the use and density of the project, but noted concerns with massing, building interface and buffering at the west side.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, form and overall massing concept, proposed setbacks, proposed amenity concept, wayfinding, overall landscape concept, and public realm interfaces.

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 R. Salcido

Seconded by M. Cheung

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

Key Points

- Consider more grading information on architectural and landscape plans to fully understand grading conditions of the site.
- Consider softening the elevation on King George Boulevard to reduce the overall bulkiness.
- Consider revisiting the screening and buffering from an architecture and landscape perspective, such as spaces that interface the cul-de-sac and single-family lots.
- Reconsider sunken patios to increase livability.
- Consider the privacy and overlook concerns for Building 1, 2, and 3.
- Consider more breathing room between buildings to improve the resident experience.
- Consider more natural light in the indoor amenity areas.
- Consider using the rooftop for additional amenity area.
- Consider providing adaptable units.

Site

- Reconsider the main entry location at 61A Avenue due to the narrow street. The building entry requires some space on the street frontage for people to drop off and enter building.
- Consider reviewing the double parallel fire access which sacrifices the public realm interface to the street, especially to the single house neighbourhood opposite of 136A Street.
- Consider reviewing the turning radius and maneuvering coming in and out of the street and the entry/exit of parkade with a traffic consultant.
- Reconsider the distance between Building 2 and 3, as the separation is too close with huge privacy overlook issues.
- Consider reviewing the privacy matters between Building 1 and 2 and providing means to avoid visibility conflicts between opposite units.

- Consider consolidating some of the outdoor amenity to create better nodes for people to have social opportunities and congregate.
- Consider rotating or relocating the ramp as its direction seems to contribute to breaking up the amenity space.
- Consider having family-oriented units and/or adaptable units.

Form and Character

- Consider reviewing the massing at all four frontages, as the frontage facing King George Boulevard is huge and bulky.
- Reconsider the articulation and massing. Use rigor, regularity, and simplification to allow the design intent to stay.
- Reconsider the south and west elevations on Building 1, levels 5 and 6, using additional articulation to break up the massing.
- Consider wrapping around or breaking up level 6. The facade stops over the course of level 6 to break up massing.
- Consider some simplification and having the highlight colours at the corner or just at the townhouse expression on level 1 and 2, to help accentuate the colour more.
- Consider reviewing the representation of the elevations, since the high sloped roof on Building 3 shows a very large window but the plan shows a solid wall of stair enclosure.
- Consider reviewing the west frontage facing the 136A Street cul-de-sac that show sunken elements.

Landscape

- Recommend reviewing additional tree planting on King George Boulevard as there are no trees in yard spaces. Highly recommend reviewing both plant material species and adding additional trees in that location.
- Recommend patios have vegetative buffers.
- Consider reviewing the yard landscape plant material species to provide screening between units or street; in particular on the southside, between the walkway and neighbouring single-family properties. Further consider the buffering between the cul-de-sac and sidewalk since screening seems limited there with 4 sunken units with small patio spaces that have no privacy.
- Consider programming the hard surface area at the fire truck hammerhead location with additional programming or speciality paving to make it more functional for the overall courtyard space.
- Highly recommend reviewing the sunken amenity area between Building 3 and 2 for additional programming.
- Consider providing programming connection between outdoor courtyard and indoor amenity areas next to the bike parking. This is a very hard interface between the Building 3 outdoor courtyard and indoor amenity area.
- Recommend potential stormwater management on site using rain gardens or bioswales.
- Consider reviewing the tree protection zone with arborist as there are a few areas of encroachment with patios and building corners.
- Recommend providing more information on grading and soil volumes in the landscape plan.

- Consider ensuring enough soil depth on slab for trees.
- Recommend reviewing bike parking for outdoor areas including potential for electric bike parking.

CPTED

- Consider reviewing the below-level sunken public space which seem to be purely for circulation due to the grade change and could have CPTED issues.

Sustainability

- No specific issues were identified.

Accessibility

- Consider analysing accessible access to the entire site, especially to outdoor amenities.
- Consider reviewing the accessibility of amenity space for Building 1 as residents need to access these shared common amenity space connected in between Building 2 and 3.

2. 4:45 p.m.

File No.:	7919-0351-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Detailed DP for a 5-storey mixed use building consisting of 56 rental dwelling units, 311 square metres of at-grade commercial space and 1.5 levels of underground parking.
Address:	19536 Fraser Highway
Developer:	Onkar Dhaliwal, Ho Development
Architect:	Rajinder Warraich, Architect AIBC, Flat Architecture Inc.
Landscape Architect:	Ruchir Dhall, Architecture Panel Inc.
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner presented the context, history of the project development, site challenges, and advised that staff generally support the overall site planning, massing, architecture, and use in the project. The applicant meets the amenity requirement as determined by City of Surrey.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and plaza concept, and public realm interfaces.

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. Cheung

Seconded by M. Mitchell

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

- Recommend review of site furnishing for barrier free access and show offsite civil work on landscape plan and ensure landscaping and civil are well coordinated.
- The building has good massing form and use of materials.
- Reconsider the white heavy overhang to better complement the design aesthetic.
- Consider further review of the large bands that separate commercial and residential space.
- Reconsider parallel parking on parkade ramp for functionality.
- Consider resolving the access to garbage room for residents.
- Reconsider open air garbage closure and proximity to outdoor amenity.

Site

- Consider setbacks for the elevator lobby entry on the east side of the underground parkade.
- Consider enclosing the garbage room to reduce impact to amenity space above.
- Reconsider the garbage room access for residential and retail patrons.
- Reconsider the service corridor access to the CRUs.

Form and Character

- Consider relocating the commercial elevator to bring it to the front closer to the building frontage rather than hiding at the back.
- Consider articulating the commercial level and creating breaks on the long black band between residential and commercial to bring materials from residential to grade.
- Consider reviewing representation of design elements and elevations facing 62nd Street.
- Consider reviewing the possible dead-end corridors in bike storage.
- Consider reviewing the edge condition between neighbour property and parkade as the drawings look misleading.
- Consider creating a break or differentiation on the roof to follow the natural grade level.

Landscape

- Ensure soil depth for trees on southeast corner.
- Recommend reviewing bike parking for outdoor areas including potential for electric bike parking.
- Recommend increasing diversity of trees such as 4 maple varieties and shrub species and providing broadleaf evergreen or conifer species.
- Recommend reviewing site furniture on level 1 outdoor amenity space and rooftop to ensure barrier-free access to tables, chairs and railing accessible access.
- Consider using mechanical screening for rooftop amenity and have it reviewed for safety.
- Consider showing the offsite civil works on the landscape plans to ensure coordination.
- Recommend special paving pattern at corner to reduce mass of hard surfaces.
- Consider having the landscape plan reviewed by civil engineering as a triangle of sod lawn appears offsite at the corner and should be coordinated with onsite sidewalk.
- Recommend reviewing planting in front of residential planter walls to soften the view from city sidewalk.
- Consider reviewing the planting on yard levels rather than at the mid level wall which does not provide large amount of privacy and screening to yards.
- Consider reviewing the screening between the unit and lobby as the stair entry appears to not have planting in between exit door and the unit.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- No specific issues were identified.

3. 5:55 p.m.

File No.:	7922-0092-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Detailed DP for a 6-storey residential apartment building consisting of 70 dwelling units and 2 levels of underground parking.
Address:	13233 and 13245 – 108 Avenue; 10825 – 132A Street (City Centre)
Developer:	Will Wong, Grand Foundation Investment Ltd.
Architect:	Martin Liew, Architect AIBC, Martin Liew Architecture Inc.
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and plaza concept, and public realm interfaces.

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. Cheung

Seconded by M. Mitchell

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

- Great massing exterior design and good articulation.
- Consider reviewing the soil depths for landscape areas over slab.
- Consider reviewing street frontage walls to ensure acceptable height and to soften with additional landscaping.
- Further consider the corner element for additional fenestration with relation to 132A street.
- Reconsider canopy at level 1 to emphasize the design intent.
- Consider revisiting ground colour planning or additional accent colour to bring life to the building.

Site

- Consider reviewing street frontage walls particularly southeast corner as it seems to be taller and review slope in planting beds to ensure functionality.

Form and Character

- Reconsider the blank wall at corner lobby as it seems to reduce sunlight to upper decks of units.
- Consider lowering the entry canopy attached to architectural frame building in the corner.
- Consider the CRU or retail business be relocated on east side of site rather than 108A Avenue for on street parking access to live-work units.
- Consider relocating accessible parking away from sloping surface in the underground parkade.

- Consider relocating garbage room away from parkade ramp.
- Consider providing 2 feet planter to separate the bedroom window from pathway for ground floor loft side units for more privacy.
- Reconsider the location of PMT path along the sidewalk.
- Consider revisiting colours of cladding, especially brown colour panel and find more lively tones and colours.
- Consider clarification on outdoor representation of fence and privacy for the outdoor amenity both on the site plan and elevations.
- Consider reviewing the feature wall height in consideration to rest of building and structure of the overhang.
- Consider the addition of some accent colours to brighten up pedestrian and resident experience.
- Consider opportunity to celebrate corner of 108 Avenue and 132A Street more by lightening up the frame element with additional fenestration or brightness.

Landscape

- Recommend reviewing bike parking for outdoor areas and potentially include electric bike parking.
- Recommend reviewing site furniture for barrier free access especially lounge area on rooftop.
- Recommend the hard surfacing at the work units to be screened from street more with vegetative separation. Good opportunity for combination of a work courtyard area.
- Consider reviewing the existing offsite trees to see if any can be retained and ensure neighbouring property tree to the east is protected with review of parkade excavation.
- Consider reviewing the planter with metal arbor at the rooftop amenity for height and proximity to the edge of railing as it may be a climb ability issue.
- Consider adding more landscape to plaza to mitigate traffic noise along 108 Avenue.
- Consider providing screening between entries to live-work units and soften the finishes with planters or vegetation.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Consider adding a small lobby for the elevators to provide rooftop outdoor amenity access.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 15, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:40 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson