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**Present:****Panel Members:**

M. Krivolutskaya, Chair  
B. Brumpton  
C. Cuthbert  
D. Dircherl  
K. Lit  
J. Packer

**Guests:**

Shiv Garg – 1058346 B.C. Ltd  
Rajinder Warraich – Flat Architecture Inc.  
Meredith Mitchell – M2 Landscape Architecture  
John Ellingsen, Costco  
Brian Bonar - MulvannyG2 Architecture Corporation  
Joseph Welch - MulvannyG2 Architecture Corporation  
Teri Cantin, WSP Canada Inc.

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
V. Goldgrub, Urban Design Planner  
A. Yahav, Legislative Services Assistant

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**A. APPOINTMENT OF THE CHAIR**

The Panel was asked to appoint an Acting Chair for the November 7, 2024 Advisory Design Panel Meeting.

It was Moved by G. Brumpton  
Seconded by J. Packer  
That M. Krivolutskaya be appointed as the Acting Chair for the  
November 7, 2024 Advisory Design Panel meeting.

Carried

**B. RECEIPT OF MINUTES**

It was Moved by J. Packer  
Seconded by D. Dircherl  
That the minutes of the Advisory Design Panel meeting of  
October 10, 2024 be received.

Carried

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

File No.:	7916-0641-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP Amendment for a portion from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments. Proposed Rezoning from CD (By-law No. 10667) to CD Zone to allow for a mixed use building. Proposed Development Permit for Form and Character to permit a 6-storey mixed commercial/residential building with 287 apartment units. Proposed Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Riparian).
Address:	6396 King George Boulevard
Developer:	Shiv Garg – 1058346 B.C. Ltd
Architect:	Rajinder Warraich – Flat Architecture Inc.
Landscape Architect:	Meredith Mitchell – M2 Landscape Architecture
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided an overview of the site development history, and neighbourhood and policies applicable to the project.

The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by C. Cuthbert  
 Seconded by G. Brumpton  
 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 made the following recommendations to the applicant team:

**Key Points**

- Consider further design development on the building corner at the intersection of 64<sup>th</sup> Street and King George Boulevard.
- Consider opportunities to have more light in courtyard.
- Consider simplifying the material palette or using a consistent material for the vertical breaks to enhance the cohesiveness of the building.
- Consider reducing the hardscape in the plaza.

- Consider adding a breezeway at 64<sup>th</sup> Street to reduce apparent building length.
- Consider adding a drop-off area in front of the restaurant.
- Consider using energy modelling as design tool.
- Review setbacks and increase them to make a pedestrian-friendly environment.

#### Site

- Consider shifting the loading area to provide parking closer to the restaurant.
- Consider reconfiguring the building into an 'L' shape to make the inner-plaza more open and inviting.
- Consider relocating the childcare space to the north side so that it is not shadowed.
- Consider adding a parking drop-off area in front of the restaurant.

#### Form and Character

- Consider alternative ways to landmark the corner, possibly through varied roof heights.
- Consider opportunities to improve light and sun exposure for the internal facing units and the Level 1 courtyard.
- Consider adding mass from either end of the building to increase the top of the building.
- Consider simplifying the material palette or using a consistent material for the vertical breaks to enhance the cohesiveness of the building.
- Consider revising the massing breaks at Level 3, as the massing split is adding to the bulk of the building.
- Consider further breaking up the building by adding a breezeway or portal to the north side to make the project less continually long.
- Consider further reflection on the use of the white boxes and the prominence it gives to certain units.
- Consider providing setbacks at the upper residential levels to rebalance the massing composition.
- Consider further clarifying the articulation at the building transitions.

#### Landscape

- Reconsider the scale of the internal plaza and make it more 'human' scaled by adding trellis and planting.
- Consider creating a stronger program concept in the internal plaza.
- Consider further developing the courtyard design to avoid guardrails and keep ramps under 5%.
- Recommend design development of the childcare space.
- Ensure that the childcare space conforms to Fraser Health requirements. Different age groups are separate, and there are limits to numbers of children can occupy a play space before they need to be grouped separately.
- Consider a mews concept or another solution to make the walkway and parking feel more pedestrian.
- Consider reducing parking along the driveway to make the walkway feel more pedestrian.
- Limit tiny areas of planting along the driveway.

- Consider ways to ensure privacy for windows that are very close to the walkway.
- Consider adding greening the roof that is in-view from the upper-level amenity space.
- Consider screening rooftop mechanical equipment and penetrations.
- Consider further design development of the landscape to increase the cohesiveness of the façade.
- Consider adding feature elements to the corner to help with placemaking.
- Consider adding more trellises along the street front.
- Avoid artificial turf. It is made from non-renewable materials, contributes to microplastic contamination, retains heat unlike natural grass, does not support biodiversity, and requires more maintenance than is often suggested.

#### Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

#### Sustainability

- Recommend using the energy modelling process that is underway to inform design process and, in particular, consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider the location of HRVs and mechanical equipment before advancing too far with layout designs. For a little bit more space, you can get better units. That means higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Consider shorter, simpler duct runs.
- Consider an operational energy goal that exceeds the minimum required. Perhaps the number one thing you can do to “deeply enshrine environmental consideration” would be to electrify the building or commit to the top step, Emissions Level 4 of the BC Zero Carbon Step Code.
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.
- Consider strategies to make it easy for residents to access recycling rooms.
- Consider measures to reduce embodied carbon by including slag or fly ash in concrete mixes to reduce embodied carbon due to cement content.
- Consider strategies to reduce thermal bridging by minimizing framing through the envelope in locations with inset balconies.

#### Accessibility

- Consider including some accessible units.
- Ensure that all ramps and level changes are under 5%.

#### Amenity Space and Programming

- Consider some active programs like table tennis or ping pong in the Level 1 amenity space to increase activation.
- Consider adding more family-friendly three-bedroom units.

- Consider how the location of the ramp may pose a safety concern to the childcare play area.
- Consider adding reserved daycare parking.

2. **5:40 p.m.**

File No.:	7922-0326-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Official Community Plan (OCP) amendment from “Mixed Employment” to “Commercial” for a portion of the site, and from “Multiple Residential” to “Commercial” for a portion of the site. Proposed Highway 99 Corridor Local Area Plan (LAP) amendment from “Business Park Light Industrial” and “Buffers” to “Commercial” for a portion of the site, and to modify the local road network. Proposed Sunnyside Heights Neighbourhood Concept Plan (NCP) amendment from “Multiple Residential 30-45 upa” to “Commercial”, and to modify the local road network. Proposed rezoning from "One-Acre Residential Zone (RA)" to "Commercial Development Zone (CD)" to permit the development of a large format commercial store and associated gas station, for a portion of the site. Proposed Development Permit for Form and Character and also for Sensitive Ecosystems (Riparian). Proposed Subdivision from 2 lots to 4 lots, with 1 lot to be City-owned riparian protection lot and 1 lot to stay as a remnant RA-zoned lot with future development potential
Address:	1891 & 1947 – 164 Street
Developer:	John Ellingsen, Costco
Architect:	Brian Bonar - MulvannyG2 Architecture Corporation (AIBC); Joseph Welch - MulvannyG2 Architecture Corporation
Landscape Architect:	Teri Cantin, WSP Canada Inc.
Planner:	Keith Broersma
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner provided an overview of the neighbourhood context and policies applicable to the project. The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by K. Lit  
 Seconded by D. Dircherl  
 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  
 Opposed by J. Packer

The Panel made the following recommendations to the applicant team:

#### Key Points

- Consider incorporating more significant localized material variation around the principal entrance.
- Consider adding a denser planting buffer along 164<sup>th</sup> Street.
- Consider adding more trees on the site.
- Consider adding more diverse trees on the site.
- Consider putting more emphasis on sustainability through electrification of heating.
- Recommend increasing the width of the path from the roundabout (164 St).
- Reconsider the use of tree diamonds.

#### Site

- No specific issues were identified.

#### Form and Character

- Consider incorporating more significant localized material variation around the principal entrance.
- Consider adding vertical material breaks on large façade faces.
- Reconsider the relationship of cornice elevations between massing elements to better respond to the overall building scale.
- Recommend conducting a colour study.
- Consider adding skylights.

#### Landscape

- Reconsider the use of tree diamonds, as they will not render high-quality trees in the long run.
- Consider looking for ways to increase the area of soil exposed to the surface, perhaps through full-sized islands with more planting.
- Consider connecting the trees' soil volumes through permeable pavers.
- Ensure current City tree requirements are met in this project.
- Consider automatic irrigation systems for watering planting materials.
- Consider adding soil cells under the paving to collect and manage rainwater instead of a swale.
- Consider innovative solutions to limit the number of single-tree plantings in the parking lot. Review plant palette and ensure that all plants will work in the Surrey climate.
- Consider adding more broadleaf evergreens and avoiding aspens and blue spruces.
- Consider densifying planting to the north and south to mitigate light coming from the Costco sign from pervading into the surrounding neighbourhood.

#### Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Sustainability

- Consider high quality end of trip facilities, including showers, to encourage staff to commute by bike.
- Consider measures to make better use of the roof, either by using skylights for daylighting, adding vegetation for habitat/heat island mitigation/rainwater management, or by adding solar panels for energy generation.
- Consider electrification of heating and using heat pumps for more efficient heating and cooling.

Accessibility

- Consider adding more seating for people with limited mobility.
- Consider putting accessible parking spots in places with direct access to the store entrance to avoid patrons with disabilities from having to cross the flow of traffic.

Amenity Space and Programming

- No specific issues were identified.

**D. OTHER BUSINESS**

**1. Roundtable**

A roundtable of discussion was held.

**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 21, 2024.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:50 p.m.

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Jennifer Ficocelli,  
City Clerk and Director Legislative Services

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M. Krivolutskaya, Chair