

## **ADVISORY DESIGN PANEL - TERMS OF REFERENCE**

**Revised - July 12, 2010**

### **1. ROLE & MANDATE**

1.1 The Advisory Design Panel (the "Panel") is appointed by the City Council under Section 3 below to advise the General Manager of the Planning & Development Department (the "Department") on the quality of design of the built environment in the City, and specifically to provide comments and suggestions to improve the design quality of the development projects being reviewed by the Department. In the review of the development projects referred to it by the Department, the Panel should consider the following matters:

- 1.1a the Development Permit Area Guidelines documented in the Official Community Plan, and City Council's policies on design and street beautification;
- 1.1b the intended function of the project, and the existing and future context within which the project is located; and
- 1.1c general principles of good design and practicality of implementing the design improvements as may be suggested by the Panel.

The following types of projects shall be referred to the ADP:

- 1.2a multi-family residential development projects with a proposed density over 30 units per acre;
- 1.2b commercial development projects, including mixed use development with a commercial use component, where,
  - (a) the construction cost exceeds \$500,000, or,
  - (b) the floor area exceeds 5,000 sq. ft.,
- 1.2c new gas station development or renovation of an existing gas station;
- 1.2d significant industrial development projects as referred by the Department;
- 1.2e any other development project considered to be significant by the Department in terms of:
  - (a) location (such as major road intersection, gateway, town centres), or,
  - (b) visual impact (such as substantially tall buildings or structures), or,
  - (c) size (such as over 1,000 square metres (11,000 sq. ft.); and;
- 1.2f any other matters related to the City's overall or specific urban design or architectural design issues or policies.

### **2. COMPOSITION**

2.1 The Advisory Design Panel shall be composed of twenty positions as follows:

## **ADVISORY DESIGN PANEL - TERMS OF REFERENCE**

**Revised - July 12, 2010**

- 2.1a
- eight (8) architect positions;
  - three (3) landscape architect positions;
  - two (2) positions for representatives from the development industry;
  - two (2) positions for disabled access advisors;
  - two (2) positions for representatives of the Surrey RCMP; and
  - one (1) position for a heritage advisor;
  - two (2) positions for sustainability advisors.
- 2.1b These positions shall be occupied by the following Panel Members respectively:
- eight (8) members of the Architectural Institute of British Columbia (AIBC) including one (1) high rise residential specialist and one (1) large scale commercial specialist;
  - the high rise residential specialist will be invited to attend ADP meetings for review of high rise residential projects; high rise residential is defined as any multi unit residential project 7 storeys or higher;
  - the large scale commercial specialist will be invited to attend ADP meetings for review of large scale commercial buildings; large scale commercial is defined as any commercial project 1,860 m<sup>2</sup> (20,000 ft<sup>2</sup>) or greater in floor area, or with building height 7 storeys or higher;
  - three (3) members of the British Columbia Society of Landscape Architects (BCSLA);
  - two (2) members from the Development Advisory Committee or from the development industry at large;
  - two (2) representatives of the RCMP familiar with the principles of Crime Prevention Through Environmental Design (CPTED); and
  - two (2) disabled access advisors including a representative from the Surrey Access for All Committee or an accessibility specialist from the development industry at large.
  - one (1) heritage advisor with professional designation as an architect and/or other relevant heritage qualifications and experience, to be invited to review all projects with a Heritage Revitalization Agreement, or buildings or sites with heritage significance.
  - two (2) sustainability advisors with qualifications as professional mechanical engineers, LEED<sup>TM</sup> Accredited Professionals (LEED<sup>TM</sup> AP), and experience as design consultants on energy efficient buildings, or equivalent qualifications and experience, to review significant or large scale projects.

## **ADVISORY DESIGN PANEL - TERMS OF REFERENCE**

**Revised - July 12, 2010**

- 2.1c Guest panellists - qualified guest panellists may be invited by staff to review large scale projects. The purpose is to facilitate the appointment of expert panellists to complement the expertise of the regular ADP members for review of projects that will have a significant impact on the development of the City.

Projects selected for this type of review may include the following: large scale projects with multiple buildings, multiple block developments, or other similar projects on significant or highly visible sites. These projects may include phased development approval including initial approval of the land use concept and subsequent approval of more detailed development permit applications for the component phases.

The guest panellists will be selected for the review of designated projects only. The selection of design professionals as guests will be subject to approval by their professional associations (e.g., AIBC, BCSLA, APEGBC, or other). Other disciplines or community representatives may be invited as required.

- 2.1d The City Architect, as a representative of the City, shall act as the staff liaison for the Panel and consult stakeholders on the ADP policy and procedures. The City Architect will also attend the Panel meetings, facilitate compliance with the policy set out in the Terms of Reference, and review post ADP revisions for compliance with the ADP Statement of Review.

### **3. APPOINTMENTS**

- 3.1 All persons appointed to the Panel shall be familiar with development in the City of Surrey.
- 3.2 Members of the Panel shall be appointed by the City Council, by resolution, upon a recommendation from the General Manager, Planning and Development
- 3.3 The length of terms of the Architects, Landscape Architect, and Development Advisory Committee representatives shall be two years with an option of re-appointment for one additional consecutive term.
- 3.4 The City Council may, by resolution, remove any member from the Panel at any time.

### **4. QUORUM**

- 4.1 All actions and recommendations by the Panel, except as otherwise provided for, shall be done and made by quorum of the members present at the Panel meetings.
- 4.2 Four (4) members of the Panel, with a minimum of two members filling either the two Architect positions or one Architect position and one Landscape Architect position,

## **ADVISORY DESIGN PANEL - TERMS OF REFERENCE**

**Revised - July 12, 2010**

shall constitute a quorum, and the decisions and recommendations of a quorum shall be the decisions and recommendations of the Panel.

- 4.3 In the event that quorum is not achieved projects may be reviewed on an informal basis by the Panel members present at the meeting, and the minutes of the meeting shall so indicate. The decisions and recommendations made at this informal meeting shall not be construed as the decisions and recommendations of the Panel. The General Manager, Planning & Development, shall have the discretion to consider such decisions and recommendations in due course and may schedule the project for submission to City Council without further review by the Panel.

### **5. PROCEDURES**

- 5.1 Meetings of the Panel shall be called by the Department as required except that such meetings shall not generally be held more than two times in one month. All proceedings of the Advisory Design Panel shall be held in open meetings.
- 5.2 A schedule of ADP meetings for the following year shall be prepared in December; meeting dates to be scheduled every two weeks; dates are tentative and may be adjusted subject to demand; meetings may not be held if there is only one project on the agenda.
- 5.3 Panel composition - to ensure that all architects named to the panel are given equal opportunity to attend, architect members will be invited in rotation, i.e., the invited members will be advanced one name on the list for each meeting. No more than two architects will typically be confirmed to attend a meeting. The rotation will not apply to the two specialist architect panel members since they will be invited to review designated projects as required. In addition, one representative of each of the following groups will be invited to attend, as required: landscape architect, development industry, disabled advisor, heritage advisor, sustainability advisor, and RCMP.
- 5.4 When Planning staff are satisfied that the project, as described under Section 1.2 above, has made sufficient progress towards meeting the design objectives adopted by Council, or that a project should be reviewed by the Panel, the project shall be placed on the agenda of the earliest possible Panel meeting. In order to facilitate an effective review of the project, all submissions to the Advisory Design Panel shall be accompanied with sufficient contextual material and information generally in accordance with Schedule A, "Advisory Design Panel, Submission Requirements" attached hereto and forming part of this Terms of Reference.

## **ADVISORY DESIGN PANEL - TERMS OF REFERENCE**

**Revised - July 12, 2010**

- 5.5 Legislative Services shall prepare minutes of the Panel meetings and maintain a record of the approved minutes. Legislative Services shall be responsible for notifying members of the meeting, publishing the agenda for circulation to the attending Panel members one week in advance of the meeting, scheduling delegations, and making any arrangements required to facilitate the meeting.
- 5.6 The Panel members present shall, at the beginning of each meeting, elect one (1) of the members to act as Chairperson of that meeting.
- 5.7 The Panel may make by majority resolution such rules as it sees fit to govern its conduct noting that in so doing the intent is that in general the rules of parliamentary debate shall apply and the rules shall be consistent with this Terms of Reference.
- 5.8 The applicant for any project being considered by the Panel and the applicant's design consultants shall have an opportunity to present their design to the Panel.
- 5.9 Panel members shall have an opportunity to seek explanation and clarification from the applicant or staff.
- 5.10 In order to maintain and respect the independence of the Panel, staff from the Department, including the City Architect, the Senior Planner Urban\_Design, and the City Landscape Architect shall only act to provide background information and advice on the development approval processing procedure with respect to the projects to be reviewed by the Panel, except as herein below provided in Section 5.11.
- 5.11 In the case where the applicant disagrees with the Department's suggested design improvements related to any project, and requests that the project be reviewed by the Panel, staff from the Department shall have an opportunity to present the Department's opinion and suggested improvements to the Panel before the applicant makes the presentation.
- 5.12 The staff presentation to the Panel will typically be presented with the applicant and their delegation in attendance and will focus on the planning context and urban design issues to be addressed by the applicant and the Panel. This is consistent with the open nature of the meetings as noted in 5.1 above.
- 5.13 Discussion of an item shall generally follow immediately after the applicant's presentation. The Panel shall make recommendations in the same meeting following the presentation by the applicant and the applicant's consulting architect and/or landscape architect, provided that the Chairperson shall make reasonable efforts to limit the presentations and discussions of a project within a time frame of not more than one (1) hour.

## **ADVISORY DESIGN PANEL - TERMS OF REFERENCE**

**Revised - July 12, 2010**

- 5.14 The ADP Statement of Review shall be based on written comments from the Panel members. Panel member's comments should be focussed on the panel member's area of expertise, e.g., urban design, massing, form and character for architects, site planning, grading, and planting for landscape architects, CPTED for the RCMP, energy efficiency for the sustainability advisor, etc. In their reviews Panel members may also refer to City of Surrey design guidelines that are relevant to their area of expertise, as noted in 1.1a above.
- 5.15 If the applicant is not able to attend the meeting to present the project, the Panel may review it in the absence of the applicant or the applicant's consulting architect and/or landscape architect unless the applicant has requested otherwise.
- 5.16 The recommendations of the Panel shall be forwarded to the General Manager, Planning & Development and shall be made available to the applicant following the meeting.
- 5.17 The City Architect may advise the applicant of the Panel's concerns and recommendations after the Panel meeting.
- 5.18 The General Manager, Planning and Development, shall consider the Panel's recommendations including any requests by the Panel for re-submission, and the applicant's response to the Panel's concerns and recommendations, and report to City Council with appropriate recommendations in due course. If the recommendations of the General Manager, Planning and Development to the City Council differ from those of the Panel, the City Council shall be so advised.