

Present:

Chair - L. Mickelson

Panel Members:

N. Baldwin
T. Bunting
G. McGarva
T. Wolf
C. Taylor
K. Newbert
G. Wylie
E. Mashig

Absent:

Cpl. M. Searle

Guests:

Gerry Olma, Avondale Development Corporation
Peter Lovick, PJ Lovick Architect Ltd.
Mary Chan-Yip, PMG Landscape Architects
Michael Cheung, Dialog
Julien Pattison, Considered Design Inc.
James Pernu, McElhanney Consulting
Martin Bruckner, IBI/HB Architects
Peter Fanchiang, IBI/HB Architects
Mark Van der Zalm, Van der Zalm and Associates
Rob Elliott, Bosa Properties
Hermann Nuessler, Bosa Properties
David Basche, Bosa Properties
Jason Burtwistle, Recollective
Eesmyar Santos-Brault, Recollective
Bert Everett, Cherington Intercare Inc.
Bob Isaac-Renton, Isaac-Renton Architect Inc.
Pat Campbell, PMG Landscape Architects

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
H. Bello, Senior Planner - Planning &
Development
H. Dmytriw, Legislative Services

A. ADOPTION OF MINUTES

It was

meeting of February 13, 2014, be received.

Moved by C. Taylor

Seconded by N. Baldwin

That the minutes of the Advisory Design Panel

Carried

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:

New or Resubmit:

Description:

Address:

Developer:

Architect:

Landscape Architect:

Planner:

Urban Design Planner:

7914-0017-00

New - Workshop

Proposed OCP amendment, Rez and DP to allow a four-storey 121,060 m² (11,246.8 ft²) commercial building providing for office, retail and restaurant use, with underground/ surface parking

Highway 99 and 152 Street, south of 32 Avenue

Gerry Olma, Avondale Development Corporation

Peter Lovick, PJ Lovick Architect Ltd.

Mary Chan, PMG Landscape Architects

Helen Popple

Mary Beth Rondeau/Hernan Bello

The Urban Design Planner noted that the submission will be a workshop to discuss the proposed project.

- This will be a prominent building in the area for a long time given that the surrounding sites are low density and are recently developed.
- This site is near future rapid transit but not within the area specifically identified in the new OCP.
- The long term intent is to rebuild the overpass over Highway 99 to 152 Street with an on-ramp to Highway 99 which will raise the grade approx. 1.5m at the outdoor patio area on the south end.
- Building length and height, the landscape buffer and building setback in this prominent location are issues.
- The loading area and associated retaining walls are well below the 152nd Street level which creates walls.
- Other examples of buildings along highways were reviewed.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The building will be stepped back from the hydro right-of-way to accommodate the magnetic fields.
- Shared access is from 152 Street.
- The loading will generally not be visible.
- The building is articulated with breaks in the building facades along Highway 99.
- The attempt is to address Highway 99 in a positive way with fenestration to the lower levels of the retail. The retail exit walkway in the landscape buffer area has been deleted.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Highway 99 will have a landscape strip with tall columnar maples, in a solid row.
- Pedestrian walkways through the parking area will be raised up for traffic calming and pedestrian visibility and will lead to the commercial units.
- An outdoor patio, located at the south end, will include a water feature.
- Plant materials will be short growth trees, drought tolerant and low maintenance.

Workshop discussion and comments:

Site

- The Panel considered that the general site layout was workable provided the issues of setbacks, grades, architectural design and materials were addressed.
- For the setback, it was generally acknowledged that narrowing the building would challenge the ultimate viability of the proposal. However, significant improvement to the highway interface should be made given the high visibility.
- Perhaps the buffer could widen at the ends with 3m in the middle (given that the retail walkway has been deleted in that setback).

- The location of the loading bay area needs to be looked at with the bank down to parking.

Building Form and Character

- This will be a highly visible building on the freeway and needs to meet higher architectural standards than it currently does. Develop a strong architectural concept/parti, can use other buildings as precedents to make a statement with the design.
- Generally the scale of the building at 4 storeys was supported. The density may be pushing too hard.
- Carefully consider the rhythm and cadence of the building at highway speed.
- Articulation on highway side is getting there, perhaps more careful breaking up of the forms. The two indents with the single vertical break don't seem to work well together.
- Materials should be applied to complement the building modularity/articulation.
- The back-of-retail facing the highway is a concern given the closeness to the future on-ramp and needs to be matched with a strong base treatment - metal panels or a green screen.
- The east elevation needs improvement as it is flat and massive with little detailing.
- The north east building face should be resolved as a counterpoint to the racing stripe and needs to be more articulated than the freeway side, at the lobby/elevator corner.
- Both ends of the building should be primary facades.
- The long horizontal retail needs to be broken up.
- Pay careful attention to designing and detailing of the restaurant patio and interface of patio and the close by off-ramp. Currently one wouldn't want to sit on that patio when the highway ramp and 152 Street are expanded.
- Should consider triple glazing on highway side for noise reduction.

E. Mashig joined the meeting at 5:20 pm.

Landscaping

- Trees and landscape in Hwy 99 buffer is important. Something more needs to be done, such as making the southwest façade a part of the green buffer or having a larger setback at the ends.
- Do further development of the screening/landscape between the parking lot and 152 Street.
- The landscape treatment along the retail frontage needs to be improved.
- Further development of pedestrian interface with a retaining wall on 152 Street.
- Good approach to parking lot landscaping.

Accessibility

- Power doors at entrances.
- Call/elevator button panels should be placed on horizontal.
- Number of disabled parking stalls okay.
- Recommend unisex washrooms provided.
- Washrooms according to building code or better.

Sustainability

- Consider bioswales to control storm water on site.
- North east/south west exposures wants a mechanical system that can take advantage of the load diversity and share heating and cooling such as a water source heat pump system.
- Consider triple glazing for at least the highway side ends to deal with noise. This will also help with energy use.
- Look forward to sustainable ideas next time.

2.

5:35 PM

File No.: 7914-0001-00
 New or Resubmit: New
 Description: **Proposed Rez and DP** for a four-storey commercial/office building (3,594 sq. m./38,685 sq. ft.) with ground-floor retail/office space, upper-floor medical office and surface/ underground parking as well as a DVP for minimum setbacks and building height.

Address: **8318 Scott Road (120 Street)**
 Developer: James Pernu, McElhanney Consulting
 Architect: Michael Cheung, Dialog
 Landscape Architect: Julien Pattison, Considered Design Inc.
 Planner: Misty Jorgensen
 Urban Design Planner: Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted that this is a new building.

- Staff generally support the proposal and worked with the applicants to improve the landscaping in the rear parking area.
- The proposal requires a variance to height and is generally a storey higher than others on Scott Road. Staff support this variance given the building is massed along Scott Road and minimizes impact on residential to the east.
- There are issues with the signage on the building. The signage on the vertical fins is not supported. The freestanding sign is also an issue.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The building is 4 storey with parking in underground, accessible from the ramp down to the lane.
- The project will feature retail at grade and office above.
- The site is sloped; the grade changes one full storey between Scott Road and the east edge of the site at the laneway.
- Want project to create more accent to elevation on Scott Road and a good example of a street wall.
- The pedestrian canopy on the north end extends over a portion of the drive aisle and is a visual marker.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The front of the building will provide spaces suitable for sitting. Will have alternating scored concrete with granite.
- The lane side will be planted and maximizes storm water usage on site and will flow to the city storm sewers to Bear Creek.
- Plantings will be alternating flower, ground planting, décor grasses, and trees.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed Rez and DP for a four-storey commercial/office building (3,594 sq. m./38,685 sq. ft.) with ground-floor retail/office space, upper-floor medical office and surface/ underground parking as well as a DVP for minimum setbacks and building height.

8318 Scott Road (120 Street)

File No. 7914-0001-00

It was

Moved by T. Bunting

Seconded by N. Baldwin

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Site orientation is appropriate and the layout is clear.

Building Form and Character

- Good urban experience; sets precedent for future development on Scott Road and creates a street wall. A wonderful project.
- Nice building with generally a high level of architecture. Like the simplicity of the architectural parti.
- No issue with height as it is massed to Scott Road and away from residential.
- Good application of material relative to building form.
- Careful consideration should be given to colour treatment of the façade (orange flashing?). Colour of building a nice punch of orange but consider what the orange colour will look like in 10 years.
- South end of building will be a fire wall on the property line. Therefore, a fundamental rethink is needed for the street wall and zero lot line party wall (i.e. glazing won't work).
- More detailing and fine grain should be applied to the east parking façade facing the residential neighbourhood. The white concrete would be unremittingly harsh. Perhaps the spandrels could be given a friendlier outlook from the residential, if not a wood counterpart, at least a colour tone composition on this side. Or the top floor could be setback.
- Signage –
 - Need blade signs for pedestrian flow.

- A comprehensive signage package should be developed.
- Signage on west elevation geared towards pedestrians is good (covered sidewalk and weather protection is good).
- Eliminate the pylon sign. The street address is fine.
- Need to ensure mechanical units are adequately screened.
- Loading bay is needed.

Landscaping

- Buffer between residential and parking lot is effective and good for stormwater.
- More landscape and trees in parking at the rear.
- Consider ways to collect/infiltrate storm water off roof and parking lot into planters.
- More trees to permanent location, at front of building, to accommodate road widening.

Accessibility

- Washroom should be with the core/elevator for flexibility for those downsizing in the future.

Sustainability

- Consider a sustainable goal such as LEED certification or equivalency to work towards.
- Design rationale should be flushed out further and consider the mechanical systems (east/west orientation suggests heat pumps or VRF or similar to take advantage of built-in diversity and ability to run around heat and cooling energy) and storm water management.
- Mechanical units on the roof have to be developed.

3. 6:15 PM

File No.:	7914-0012-00
New or Resubmit:	New
Description:	Surrey Gateway - Proposed DP for 5-storey office/retail development with 11,223 sq.m. of floor area.
Address:	13479-108 Avenue
Developer:	Rob Elliot, Bosa Properties
Architect:	Martin Bruckner, IBI/HB Architects
Landscape Architect:	Mark Van der Zalm, Van der Zalm and Associates
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented an overview of the proposed project and highlighted the following:

- The use and density of the project is supported.
- The site program is for 2 medium sized retail tenants which have driven the site layout.
- Staff worked with the applicants for massing that addresses 108 Avenue.

- A long wall, which is proposed to be greened, has been created along the existing internal park on the adjacent Gateway tower site.
- The park is cut off from City Parkway so CPTED issues need to be addressed.
- There is a strong desire pathway through the park from City Parkway to the Skytrain station.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The steel frame building is a simplified geometric form.
- The project will have retail on City Parkway. Ground floor commercial and retail space will include a food store and drugstore.
- Office entrance has a courtyard oriented to the park entrance from 108th.
- The site slopes substantially down to the north to vehicle entrance.
- Retail loading is internalized.
- Green wall on west side of building facing the park.
- Mechanical systems will be on the roof; screened in. Will connect to District Energy System.
- The goal is LEED Gold standard for sustainability.
- High quality materials will be used on the building and will include glass for the offices, be less green and more blue, and store front glass will be clear.
- Standard curtain wall - vertical will be single sided; mullions will be flush.
- Podium will be stone cladding on the store front.
- The white banding is metal.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- There is to be interaction with the park to mitigate the extent of the large blank wall of the commercial space in the building.
- The green wall is off-slab and ground-based. Planting will include a very hardy evergreen jasmine.
- There are context issues for stormwater management so a stormwater approach is proposed for the rooftop. Ballast is arranged in a decorative package to match the street pattern.
- The driveway to loading is a desire line from the neighbourhood. A sidewalk with boulevard is proposed along the driveway.
- City Parkway has a generous bikeway and boulevard. The 1.5 meter buffer separation will include a bio-infiltration system.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed DP for 5-storey office/retail development with 11,223 sq.m. of floor area.
13479-108 Avenue
File No. 7914-0012-00

It was Moved by G. McGarva
Seconded by T. Wolf
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to the Advisory Design Panel.

Carried

STATEMENT OF REVIEW COMMENTS**Site**

- There are real issues with the internal park. The scheme should provide the strongest possible links between streets and the park. Extend the park to the street with a wider walkway and green boulevard.
- The north entrance to the park should be enhanced rather than detracted from.

Building Form and Character

- In essence, the plan organization needs to be inverted. City Parkway is not a good site for retail as it goes north. Encourage focusing the smaller CRUs retail and the entries to the larger retail wrapping around the 108 south side. In this way those active uses will enjoy the sunshine and the small retail would move closer to pedestrian flow from Skytrain. The office entry would move along the 108th frontage or along City Parkway.
- The Food store should be relocated and be more open to the internal park.
- Would like office building mass on the street corner.
- Tower needs to be more simple and refined to achieve and complete its intended architectural idea.
- Consider simplifying facades by removing unnecessary "clutter" to help reinforce the "primary" building diagram.
- White banding around the office is proportionally very weak, the C-channel could be more expressed and the glazing canted.
- Facades should address solar differently. Solar shading on south side. West façade receives sun, needs more shading also.
- Find a richer more varied expression for the office space, and the glazing and frame elements; use its lessons to apply to the base.
- Provide a recessed plane on the first floor of office space to promote a more floating appearance; indent at its base.
- Base of retail needs more scale. The stepping of the retail parapet along City Parkway does not work and the corner has no presence.
- For the big retail stores and move the small CRUs in front of them with the main entrances strongly expressed at the street. The long frontages of the big retail don't activate the street.
- Consider improving pedestrian façade of ground level detail elements. Enforce the corner by stepping back or with richer treatment.

- Don't step the retail parapet down to the north end. Keep the parapet high to the street all the way around.
- Some of the grocery store could have the green wall treatment, so this matches the overall Part 1 of the plan.
- The podium roof should be usable.

Landscaping

- Consider garage door/indoor door relationship at the grocery store. An opportunity for a café or a deli to set up furniture outside to animate the street.
- Good response to edges –
 - Responds to park with green wall with the strip for the trees.
 - Work on “courtyard” access from office, i.e. should be accessible.
 - Urban treatment of trees and continuation of city standards for landscape along City Parkway and 108 Avenue is good.
 - Street furniture – Cut outs with gravel below is interesting but could be problematic and the potential need to be filled in for safety reasons.
- Green wall – needs to be done really well - consider using 2-3 vine species in case one fails. Consider encouraging the addition of public art and lighting on the wall.
- Consider making the roof accessible to public.
- Use landscaping to retain rain water.

CPTED

- The park will need to be well lit and upgraded to address CPTED issues.

Accessibility

- Consider making strong accessible links through park towards City Parkway.
- Parking – move one space from P3 and P2 to P1 as discussed.
- Building sidewalk to be a minimum of 4.0 meters (no obstacles).
- Power doors at all entrances.
- Call/elevator buttons panel be horizontal.
- Disabled washrooms to code or better

Sustainability

- Consider vertical sunshades on east and west office façades.
- Strong sustainability targets –
 - Infiltration at roof is excellent.
 - Infiltration planters are good.
- Consider generous bike parking at park and retail entrance.
- Sustainability rationale is good.
- LEED Gold goal is great, however certification makes a much stronger statement.

RESUBMISSIONS:

4. **7:10 PM**
- | | |
|-----------------------|---|
| File No.: | 7913-0140-00 |
| New or Resubmit: | Resubmit |
| Last Submission Date: | Sept 26/13 / Dec 12/13 |
| Description: | Proposed DP to allow for the expansion of an existing residential care facility |
| Address: | 13453 - 111A Ave, City Centre |
| Developer: | Bert Everett, Cherington Intercare Inc. |
| Architect: | Bob Isaac-Renton, Isaac-Renton Architect Inc. |
| Landscape Architect: | Pat Campbell, PMG Landscape Architects |
| Planner: | Jennifer McLean |
| Urban Design Planner: | Mary Beth Rondeau |

{Note: Statement of Review from December 12, 2013 for expansion of the Cherington care facility was included in the agenda package.}

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The design has greatly improved over the previous submittals, as briefly summarized below:
 - Outdoor social spaces were increased substantially in number to three times the patio space as required by Fraser Health; more than double the previous outdoor patio space.
 - Increased the size of the east courtyards by removing two resident rooms on the east side and cutting back the building on the north east corner; added roof lines to reduce the scale and added a deck.
 - The west courtyard has been completely opened up by replacing the 2-storey footprint with a 3-storey footprint.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- New landscape addresses the larger more open and livable patio spaces.
- Roof deck patio, the largest and with the most garden programming has a covered patio space outside the amenity room. Routes will encircle and have plant pots, benches and garden beds.
- Sustainability will be addressed in the working plan stage.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

**Proposed DP to allow for the expansion of an existing residential care facility
13453 - 111A Ave, City Centre
File No. 7913-0140-00**

It was Moved by T. Bunting
Seconded by K. Newbert
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to the ADP, at discretion of planning staff.
Carried with N. Baldwin opposed.

Nigel Baldwin noted that he will not support the motion as those units, as built, are not livable facing the tight courtyard. There is no point in bringing the project back to the advisory panel.

Tom Bunting noted he is implying that if it does not work out with the Planning department, the project would come back to ADP. Discussions on the motions sways the motion and the Panel want to get it right.

STATEMENT OF REVIEW COMMENTS

- Overall, while the project is still not ideal, some steps seem to have been addressed.
- Considering the comments from last the ADP, most comments were addressed and there is more consistency in the architecture.
- There is concern with how the dense site will work in future and that it should be done the right way.
- A Master Plan for future building out is needed as the current version does not look well considered or thought out. It is a serious puzzle considering the proponent owns two adjacent sites.
- The current solution does not deliver quality living spaces and urban/site configuration. The setback of the west block 1 is incongruent. Future plan does not provide for improvement solutions.
- The site is complex and has grading challenges and left over spaces.
- The biggest concerns were with the spaces between buildings and the usability—a vast improvement. A lot of this can be resolved when the existing building goes away.

Building Form and Character

- Work done on the west wing is much appreciated, both with the expression and the integration of the parking, to bring the building to the ground.
- Architectural detailing should be more consistent with the “character” image demonstrating the roof forms and shingles.
- The west courtyard has been resolved quite well.
- Solar access to courtyards is improved.
- The existing building and Block 1 are much too close and too grounded; it makes the additions appear very confused. Cut back the existing building by 10 feet to

create relief between Building 1 and the existing building. Most of this appears to be an exit corridor which could be an exterior door.

- North west corner somewhat better scaled to a potential adjacent single family house may be marginally acceptable.
- Suites facing closed courtyard are still substandard. The 7.5 meter setback (half the CMHC standard) is unacceptable.

Landscaping

- Landscape has responded to all previous comments.
- Landscape improvements are good:
 - Address circulation routes indoor/outdoor
 - Patios are shown as habitable spaces with furniture, planters, partial cover over entrance for weather protection
 - Pedestrian scale of planting, smaller and more appropriate
 - Consider street trees on boulevard at 112 Avenue and 111A Avenue.
- Addition of bollards at main entry is good and necessary.
- Good consideration to circuitous walking routes inside/outside to address dead ends.
- This is still a complete site with grading and leftover space.

Accessibility

- Fraser Health guidelines will need to be followed.

Sustainability

- Sustainability needs to be better addressed at this stage.
- Sustainability portion is to be a design rationale and there is nothing to compare it to.
- Storm water management opportunities comments are missing.
- Need to develop a more resolved sustainability strategy.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 10, 2014.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:50 PM.



Jane Sullivan, City Clerk



Chairperson, Leroy Mickelson
Advisory Design Panel

ELECTRONIC REVIEW – March 19, 2014Panellists:

John Makepeace
Tomas Wolf
Nigel Baldwin

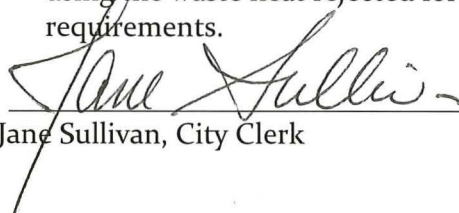
File No.:	7913-0088-00
New or Resubmit:	Resubmit
Last Submission Date:	January 16, 2014
Description:	Newton 3 storey Care Facility
Address:	5822-44 132 Street at Highway 10
Developer:	Carelink Investments Ltd.
Architect:	Andrea Scott, PJ Lovick Architects Ltd.
Landscape Architect:	PMG Landscape Architects
Planner:	Donald Nip
Urban Design Planner:	Hernan Bello


STATEMENT OF REVIEW COMMENTS**Building Form and Character**

- The proponent's revised submission has positively addressed the review comments of the ADP.
- Livability - Units 105 to 110 on the ground level have been eliminated and internal courtyard introduced, connecting it to the dining room and lounge.
 - The revisions clearly address the concern of the livability of the courtyard units, while adding useful, sunny open space to the project.
 - Consider flipping Unit 220, so that the bedhead is on the north wall, thus allowing a view out to the courtyard rather than into Unit 219.
- Façade treatment is improved by simplifying the architectural vocabulary and introduction of brick facing along the base of the building. Elevation details have been added satisfactorily.

Sustainability

- Recommend further passive shading be added, particularly to the South West curved area to reduce the second floor heat gain (at present the lower and third floors have shading, but nothing for the 2nd floor Dining).
- Recommend some commitment to adding radiant hot water and heat recovery instead of waiting for recommendations by future mechanical engineer. As mentioned previously, this would be a good project to use geothermal (or similar) to cover the cooling load and using the waste heat rejected for preheating domestic water and other heating requirements.


Jane Sullivan, City Clerk


Chairperson, Leroy Mickelson
Advisory Design Panel