

Advisory Design Panel Minutes

2E-community room-B
City Hall
13450 – 104 Avenue
Surrey, B.C.
THURSDAY, APRIL 10, 2014
Time: 4:00 pm

Present:

Chair - L. Mickelson

Panel Members:

N. Baldwin
S. Vincent
B. Wakelin
J. Makepeace
T. Bunting

Regrets:

G. McGarva

Guests:

Pulbinder Samra
Navid Fereidooni, Krahn Engineering
Dave Krahn, Krahn Engineering
Brock Croome, Brock Croome Architect
Martin Brückner, IBI/HB Architects
Peter Fanchiang, IBI/HB Architects
Mark Van der Zalm, Van der Zalm & Associates
Mark Synan, Van der Zalm & Associates
David Basche, Bosa Properties Inc.
Hermann Nuessler, Bosa Properties Inc.
Rob Elliott, Bosa Properties Inc.

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by N. Baldwin

Seconded by S. Vincent

That the minutes of the Advisory Design

Panel meeting of March 13, 2014, be received.

Carried

B. RESUBMISSIONS**1. 4:00 PM**

File No.:

7913-0003-00

Resubmit:

February 13, 2014

Description:

Rez and DP for a 3-storey office building

Address:

**15542 32 Avenue (Rosemary Heights Business
Park)**

Developer:

Pulbinder and Sukhwinder Samra

Architect:

Brock Croome, Brock Croome Architect

Landscape Architect:

Clark Kavolinas, C. Kavolinas & Associates Inc.

Planner:

Heather Kamitakahara

Urban Design Planner:

Hernan Bello

{Note: Statement of Review from February 13, 2014 for the 3-storey office building was included in the agenda package.}

The Urban Design Planner noted that planning has no additional comments. The applicant will identify and comment on the revisions.

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

- The orientation of the building was reviewed and an east-west direction was considered. However, this created awkward parking access and a loss of square footage. The orientation is the same as it was.
- Parking was reconfigured which left more room for the existing tree.
- Main entry was improved and a canopy added.
- Security at back of building - All store fronts at back of building were replaced with solid walls and steel doors, fully lit, and with security cameras.
- Handicapped parking at the front has been moved and that space added to the island retention area for the existing tree and its roots. Perforated pavers to be used. The space to have designated parking for electric cars.
- Eliminated the vertical element on the front.
- The external east exit stair has been internalized.
- The south exposure has solar screens on it; the glazing has been reviewed to ensure it meets the ASHRAE code, i.e., less than 40% glazing overall. The building will now meet LEED standards and have hired a consultant for sustainability.
- Wood cladding is "Longboard" aluminum material.

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

- Landscaping has changed little. An arborist was retained and the tree will be saved.
- The sidewalk on the west will be extended to meet the main sidewalk.
- The amenity space on the east side was increased.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rez and DP for a 3-storey office building

15542 32 Avenue (Rosemary Heights Business Park)

File No. 7913-0003-00

It was

Moved by J. Makepeace

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

Panel members generally support the project and noted that all changes have been positive.

Site

- The project is missing the opportunity to turn this into a unique building by reorienting the building.

Building Form and Character

- Response to solar orientation on south elevation is improved but west needs more.
- Elevations are improved.
- More work needed on the side entrance element—to be more 3-dimensional following up to the roof cap. Should be integrated with the ground floor and canopy.

Landscaping

- Tree retention has improved.
- Add more greenery to the amenity space.

CPTED

- The overhang area at the rear is still an issue and would be a problem as a “hang out” and for safety at night.

Accessibility

- Accessibility is improved and meets requirements.

Sustainability

- Retaining the LEED consultant is good.
- Encourage to pursue LEED Certification.
- West solar heat gain is still an issue. Look at methods to reduce solar load on the west side. Suggest using good shading factor on glass used on west side.
- Generally, most of the comments regarding sustainability have been incorporated (glazing reduced; solar shades added on south; LEED Certification considered; and HRV space allocated on roof).

2. **4:45 PM**
- File No.: **7914-0012-00**
- Resubmit: **March 13, 2014**
- Description: **DP, DVP and Subdivision** to allow for a new 5-storey office/retail development
- Address: **13479-108 Avenue**
- Developer: **Rob Elliot, Bosa Properties**
- Architect: **Martin Bruckner, IBI/HB Architects**
- Landscape Architect: **Mark Van der Zalm, Van der Zalm & Associates**
- Planner: **Pat Lau**
- Urban Design Planner: **Mary Beth Rondeau**

{Note: Statement of Review from March 13, 2014 5-storey office retail development was included as the minutes of the previous meeting Item B.3.}

The Urban Design Planner noted that planning has no additional comments. The applicant is to identify and comment on the revisions.

The Project Architect highlighted the following panel comments and responses. Following the last panel presentation the architect went back to the drawing board and the viability of the building was considered, although there are constraints in place.

- There is a steep grade change across the site.
- The ground floor is committed to be leased and they see it as a viable retail frontage all along City Parkway. The entrance is to be shared by two tenants.
- The north end of the building triangle was snubbed back to open it up into the park and the future tower. The walkway to the park is on the north side of the driveway.
- The smaller CRUs (a café) were moved to the west side on 108 Avenue and the retail was placed at the park side where possible.
- The podium was stepped down, with a parapet.
- The office building was pushed over to 108 Avenue in the corner on the City Parkway.
- Introduced solar shading horizontally.
- The podium roof is now accessible to the tenants while maintaining water retention on the roof. Pattern roofing gravel. Introduced green wall on the food store and inside aisles to be lined up with windows.
- LEED certification is being sought for the project.
- Disabled parking stalls were moved near to elevators; additional lighting on building for security at night.

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

- Most landscaping comments were positive and have been addressed. Additional landscape vines have been added to the green wall and will include evergreen jasmine, a climbing vine, and Boston ivy.
- A small triangular strip of landscape has been added on the north east.

- An outdoor patio space has been introduced for the offices and the remaining roof to be used for a water retention system. It fills with water and needs gravel to achieve the 55% of storm water retention requirements.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP, DVP and Subdivision to allow for a new 5-storey office/retail development
13479-108 Avenue
File No. **7914-0012-0**

It was

Moved by T. Bunting

Seconded by S. Vincent

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

Panel members generally felt that the project comments were well addressed.

Site

- North passage to the park along the driveway still needs more work with a well landscaped, broad, 10 foot path that feels like a street. Need better link to street and park.

Building Form and Character

- A much richer project with better office massing at the corner and a more active streetscapes.
- Stepping the mass away from the park will help solar access to the park.
- Consistent parapet along east façade is much improved. Could still use more pedestrian interest in the architecture.
- There is more opportunity for design development at the south west corner and west façade on the plaza.
- Office entry looks good.
- The small CRUs on the south-west corner marks the corner and is near the station is an improvement. Firmly believe that the grocery store and drug store customer entries are fundamentally oriented to the wrong street.
- Avoid a common lobby for major tenants; rather, face the parking elevators towards the street and have corner entries to the drug store and food store right there. This would be more oriented to the transit station.

Landscaping

- Encourage the applicant to incorporate more 'green buffer' along the roof top patio to visually separate the large expansive gravel roof.
- North east corner public space is missing an opportunity. Will be highly used as population comes in. Have some terracing or a parkette. Treat it like a street with trees on both sides.

CPTED

- The link to the park and the park will need more “eyes on the street”. Consider lighting etc.

Accessibility

- Accessibility concerns have been addressed.

Sustainability

- Sustainability is good and improved with sun shades and some overhangs.
- Support the green walls that have been incorporated.
- Can the spandrel panels meet the ASHRAE required R-Values? Modelling will be required to prove that the energy points stated on the LEED Checklist have been met.
- LEED Gold Equivalent is great; LEED Gold Certified is even better.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 24, 2014.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:15 pm.



Jane Sullivan, City Clerk



Leroy Mickelson, Chair
Advisory Design Panel