

Present:

Chair - L Mickelson
Panel Members:
N. Baldwin
T. Bunting
T. Wolf
C. Taylor
E. Mashing
K. Newbert

Guests:

Ben Cooper, Marcon Developments Ltd.
Wolf Stang, Marcon Developments Ltd.
Doug Tennant, Semiahmoo House Society
Mark Ankenman, Ankenman Associates Architects
Yong Cho, Ankenman Associates Architects
Meredith Mitchell, M2 Landscape Architecture
Cheryl Fu, First Capital (Semiahmoo) Corporation
Gerry Eckford, ETA landscape Architecture
Tom Bunting, Studio B Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was

meeting of June 12, 2014, be received.

Moved by C. Taylor
Seconded by T. Bunting
That the minutes of the Advisory Design Panel

Carried

B. NEW SUBMISSIONS

1. 4:00PM

File No.:	7910-0061-01
	New
Description:	OCF Amendment, LAP Amendment, REZ (CD based on RM-45), DP for 4 storey 71 unit apartment building
Address:	2359 and 2353 - 153A Street; 2350 and 2360 - 153 Street, King George Boulevard Corridor, Semiahmoo, South Surrey
Developer:	Semiahmoo House Society and Ben Cooper, Marcon Developments Ltd.
Architect:	Yong Cho, Ankenman Associates Architects
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Helen Popple
Urban Design Planner:	Hernan Bello

The Urban Design Planner presented an overview of the proposed project and highlighted that this is a new building. Close by to the north of 24 Ave. is Peninsula Village Shopping Centre. The property slopes down from 153 Street to 153A Street. The entrance lobby (at 153 St.) will be lower than 153 Street itself and a ramp will bring you up to that point. The building is plain in character. City staff have worked with the developer since 2010 to refine the project.

The City Architect noted that the main urban design issue to be resolved was the treatment of the main entry on the west to define the scale of the entry, and the issue of the entrance being lower than the sidewalk level. The City is looking for input from the Panel members and a response from the architect.

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

- The project will provide homes for people that are developmentally-delayed, and will integrate people into a market setting. The Semiahmoo House Society is well recognized for providing a lot of different programs for this group.
- The initial attempt to integrate 20 units of Semiahmoo House into a strata project was designed and was approved, however the market at that time indicated it would not work.
- Robert Brown, affordable housing consultant proposed a rental housing model that was adopted by the Semiahmoo House Society.
- 51 units of market rental housing are proposed.
- The client, Marcon Developments Ltd., has been challenged with task of building rental and affordable units to meet the needs of the society. The Semiahmoo House Society is happy with the current proposal.
- The setting for Semiahmoo House was determined 15 years ago; they have had the property for a very long time. It is to be retained and to be developed like the adjacent property and is an opportunity to daylight this with a private lane running all the way through.
- 153 and 153A Streets run deeply into the single family residential area. Commercial traffic is now penetrating the area.
- The original desire for a through road from 154 Street to 152 Street has now gone by the wayside. There is currently no NCP for the area. A plan for the King George Corridor was set in 1993; to date, not one project conforms to that plan.
- The architectural solution is to keep the development distinct but a part of that family (existing SHS building).
- The materials palette will be the same as Semiahmoo House, with anodized windows, railings, beams with stain on the face of the wood fascia, and stone elements added at the entrances.
- Massing responds to the single family neighbourhood; the building is to be a 4-storey stacked building with the street edges scaled down.
- Sustainability - situated close to public transit and bus routes; has bike racks, two electric car charging plugs, a car sharing program, residential parking underground that will be utilized by both buildings (no surface parking).

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

- The concept is to create a more 'outflowing' landscape, and perimeter fencing.
- The large percentage of green space is also allowing for deeper than normal soil depths.
- The grade issue was dealt with by reducing the retaining walls and sloping the site. The retaining walls are all less than 2' high at grade and less than a 5% slope.
- Pedestrian ramps will be on both sides to the main entries.

- Retaining walls at the parking area edge and at the hydro kiosk.
- A guard rail will be provided around the parking ramp and the access stair to the underground parking.
- Patios are at grade to the slab and not visible from the road.
- Patios will have plantings to screen from the open areas. There will be privacy screens between the units. Patios will have unit pavers.
- A large amenity area is adjacent to the existing Semiahmoo House on the north side. The slab is stepped back to retain the 15-18' tall tree. On top of the slab will be a planted area with an aggregate dry stream bed bioswale, with a mixture of ornamental, low broad leaf evergreens, mixed shrubs and a secondary shrub (conifer tree). A perimeter fence on the north side will have an access gate to the existing SHS building. There will be open seating areas, a berm, and an active kid's play area with stepping stones and logs.
- Significant screening is provided at the south with large and small trees.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

OCP Amendment, LAP Amendment, REZ (CD based on RM-45),

DP for 4 storey 71 unit apartment building

2359 and 2353 – 153A Street;

2350 and 2360 – 153 Street, King George Boulevard Corridor, Semiahmoo, South Surrey
File No. 7910-0061-01

It was

Moved by T. Wolf

Seconded by E. Mashing

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Site planning is acceptable if no other configuration is available.
- Unusual siting – through street to street? Fronting one street is better.
- Would prefer a more street oriented massing with a stronger relationship to the existing SHS centre but recognize that affordability and the existing land holdings may trump this.
- Good outdoor amenity.
- Form of development seems appropriate for single family neighbourhood. This is not setting a good precedent for multi-family streetscape.
- Good access to Semiahmoo House.

Building Form and Character

- Consider one main prominent entrance. The west entry could be the main entrance (if two entrances are maintained). Two entries are important—one could be played up more as the front—one back.
- Should read as an entrance and an inviting east entrance can be just a convenient exit.

- Front and back entry looks the same. Front entry should be emphasized as such. Address number to be located here?
- Sunken front entrance is not ideal, however, if the entrance remains lower than the sidewalk, use low plants at the front for good sightlines into the site.
- The 2' drop to the west entry seems acceptable, but could be made flat if the ground floor slab was stepped.
- Depressed entries are acceptable if designed properly. Better than lowering the floor to floor height.
- Grade at entry is acceptable.
- Architectural expression is acceptable but more design development to detailing of the façade is needed.
- Consider more variety than 2 + 2 in cladding; more up/down.
- The entry façade should be more distinctly articulated with the centre section moved north to increase distance to the back yards to the south.
- Ground level units can be expressed in a more unique way with direct access to the patios. Window and door configuration and façade treatment can reflect this level.
- Square windows are repetitive at ground.
- Consider more open treatment to ground floor: more openings, more glass.
- Very simple form, slightly problematic with the long length over the existing backyards.
- Long corridors problematic again—wider corridor recommended.
- Consider rotating the patios facing north and south to an east/west orientation for privacy (so they are not facing the street).
- East west patios have screening; the remaining patios have minimal planting. The trade-off is socializing/neighbourliness versus privacy.
- Consider that the bedrooms are visible from the lawn area.
- Outdoor amenity area patio is for social gatherings - add a long table and barbeque or at least a gas connection for barbeques.
- Relationship between eye-brows and wall treatment appears clumsy. Needs greater resolution.
- Agree that either “more” or “less” wood should be applied to finishes (e.g., add to soffits).

Landscaping

- Landscaping is lush and well worked out. Natural play area on north face with mulch that doubles as bioswale; good use for this space.
- Hopefully a good urban design. The 5-10 minute walking distance to open green space, retail, and transit have been considered?
- Consider some seating at east entry.

Accessibility

- Add one disabled parking in visitor parking.
- Power doors at entrances.
- Call buttons to be accessible.
- Elevator button panel to be placed horizontally.
- Provide emergency call buttons in the parking lobby.

Sustainability

- Sustainability features are a bit light.

- Good permeable surfaces.
- Orientation good for sustainability.
- Like the features indicated from a sustainability point of view.
- Buildings systems should consider:
 - Hot water heat
 - Condensing domestic hot water heating
 - HRV ventilator per suite
- LEED Silver equivalent would be a good sustainability goal considering this is a rezoning.

Tomas Bunting and Nigel Baldwin excused themselves from the panel due to conflict with the second item. Quorum was retained.

2. **5:00PM**

File No.:	7914-0136-00 New
Description:	DP for a renovation to the Semiahmoo Shopping Centre
Address:	1711 - 152 Street
Developer:	First Capital (Semiahmoo) Corporation c/o Cheryl Fu, Project Manager
Architect:	Tom Bunting, Studio B Architects
Landscape Architect:	Gerry Eckford, ETA Landscape Architecture
Planner:	Heather Kamitakahara
Urban Design Planner:	Hernan Bello

The Urban Design Planner presented an overview of the proposed project and highlighted that this is not a new building.

- The Semiahmoo Mall is an old mall. The most significant change will be to the new on-roof parking. The issue is the residential areas that overlook the roof top of the mall and the proposed surface parking.
- The mall will have existing surface parking, with new parking on the roof. The remainder of the proposal is for a complete reface of the mall.
- The parkade will have trees on the roof and the applicant is proposing a vehicle ramp from the ground level, with perforated metal guard rails. Panel is asked to comment on the transparency of the guard material.
- The Parks Recreation and Culture department would like to enhance the Semiahmoo Trail, to connect to the trail's north link, plus add a landscaped node at the west mall entry, as a place making opportunity.
- An enhanced pedestrian connection from Martin Drive is also recommended at the northeast.

The City Architect noted there was an earlier application that was shelved when Bosa sold the site. The ADP at the time emphasized the importance of developing Semiahmoo Trail through the site to provide unique character for the project.

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

- This is the old Zellers building. Zellers is moving out. This phase will “stand alone” but will also integrate with future phases. There will be more pedestrian connections in future phases.
- The 67,000 sq. ft., single storey building will be redeveloped. The interior will be renovated and retrofitted with upgraded mechanical and electrical systems and structural elements, as required. The stucco arcades will be demolished in this phase and ultimately completely removed.
- A vehicle ramp is proposed from the lower parking area (at grade with Zeller’s building) to the existing upper parking deck (at grade with 152 Street) and to the roof for new on-roof parking.
- New parking will be provided in Phase 1 to provide adequate parking when future phases of redevelopment are constructed.
- Two elevator/stair cores and a stair only core are proposed to facilitate roof parking pedestrian access.
- The project proposes to upgrade the three exterior elevations of the building to accommodate new tenant entries, as well as adding a loading area to the west face. Roof parking for approximately 150 cars is proposed in anticipation of future phases.
- The idea is to provide entries on all three facades, incorporate signage and weather protection, replace the red brick with a lighter buff coloured brick, and to add layers to give it the appearance of one building with multiple tenants and to add height and modulation.
- Sidewalks and furniture will be added along the old Zellers building.
- Planting, trellis and parapet features will provide screening for roof top parking from the residential buildings at Martin Drive.
- Pedestrian circulation diagrams provided – emphasis is on sidewalk treatment at north of building at main entry; whole perimeter connects to pedestrian network. Bridge at vehicle ramp connects to existing site at east and 152 Street.
- Access to the existing interior mall may be retained in Phase 1.

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

- The focus is on enhancing the public and pedestrian realms with seating, site furnishings and plantings around the perimeter of the building, connections at the ramp, and screening the parkade to have good visibility into the open parkade structure.
- Concrete saw-cut paving, bollard lighting, street trees, bike parking.
- Strong way finding technique with a band of bamboo (in concrete containers) to screen the ramp and a walkway at base of the ramp.
- On roof there will be three different trellised areas, vine plantings.
- Evergreen planting recommended by staff to block views of the roof top parking lot; will review.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
DP for a renovation to the Semiahmoo Shopping Centre
1711 - 152 Street
File No. 7914-0136-00

It was Moved by K. Newbert
Seconded by C. Taylor
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- A well-executed project with attractive design. Big improvement to the site.
- Nice connection for site from Semiahmoo Trail.
- Good precedent set up for future development.
- Give consideration to where and how Semiahmoo Mall goes beyond this development. The connection to Semiahmoo Trail is an important access to the site for pedestrians and cyclists. Needs clear way finding.

Building Form and Character

- The vehicle ramp can be an interesting sculpted element with either glass or perforated metal.
- Parking is a good use for the roof space.
- Turning the building inside out is a great move; and moving the store frontage to the outside is welcoming to pedestrians.
- Good materiality.
- Vertical cladding to horizontal fascia seems counter intuitive.
- Encourage a more purposeful composition of inside programming.

Landscaping

- Consider introducing some mature evergreen trees or shrubs on the roof, visible from the pedestrian level.
- Consider irrigation, drainage, maintenance to all green roof planting materials, especially in the plant selection. (It takes a while to grow vines so it won't be green instantly.)
- Encourage trellis to be strong architecturally until plants grow in.
- Overhead clearance for vehicles at trellis will be the same height as the height clearance for entrances!!!
- Add more landscape to roof top parking area.
- Big tree on each corner is interesting.

Accessibility

- Is pedestrian friendly and welcoming.
- Reward transit users, pedestrians, cyclists who are coming to and from the site. Give them the best parking at entrances, great pedestrian walkways, etc.
- Power doors at entrances.

- Accessible washrooms.
- Disabled parking okay.
- Disappointed there is no internal access from mall to new tenants.

Sustainability

- Building should be completely updated to current energy code.
- Not enough room allowed on plans for rooftop equipment.
- Dual purposing the roof is great. A bit more green would also be nice.
- Storm water management – there is an opportunity here to improve an existing situation.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

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

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:50pm.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel