

Present:

L. Mickelson - Chair
C. Taylor
T. Wolf
D. Newby
N. Baldwin
S. Vincent (1st item only)
M. Young
S. Forrest

Absent:

G. McGarva
J. Makepeace
E. Mashig
B. Wakelin
T. Bunting
B. McGinn
T. Coady
M. MacCaull
D. Ramslie
Cpl. M. Searle

Guests:

Rob Whetter, ZGF Cotter
Darren Trester, TL Housing
Brett Standerwick, SCDC
Jaret Lang, SCDC
John Tierney, Lark Group
Neil Banich, Wensley Architecture
Amanda Ross, Wensley Architecture
Mark van der Zalm, Van der Zalm & Associates
Mark Synan, Van der Zalm & Associates
Shaun Smakal, Van der Zalm & Associates
Stephen Vincent, Durante Kreuk

Staff Present:

T. Ainscough, City Architect
M. Rondeau, Senior Planner
C. Craig, Administrative Assistant

APPOINTMENTS

Introduction and appointment of S. Forrest, Anthem Properties (attending) and M. MacCaull, Streetside Developments, Development Industry Representatives and M. Younger (attending) and D. Ramslie, Sustainability Advisors to the Advisory Design Panel.

A. RECEIPT OF MINUTES

It was

minutes of the September 11, 2014 meeting.

Moved by C. Taylor
Seconded by T. Wolf
That the Advisory Design Panel receive the

Carried

B. SUBMISSION1. **4:00 PM**

File No.:	7914-0319-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD and DP to Allow for a Proposed 10-Storey Office/Retail Development.
Address:	9620 - 137A Street and 13775 - 96 Avenue, City Center
Developer:	John Tierney, Lark Group
Architect:	Neil Banich / Amanda Ross, Wensley Architecture
Landscape Architect:	Mark van der Zalm and Mark Synan, 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.

- City Centre 3 (CC3) is a 10-storey office building located on 96 Avenue at 137A Street. City Centre 1 (CC1) and City Centre 2 (CC2) have already been presented to the Panel and CC 1 is currently under construction.
- With regard to density, a community benefit will be negotiated as part of this application. Staff encouraged a higher density proposal because this certainly meets and exceeds the intent for the area. The proposed use is what the City is looking for in terms of supporting the medical precinct that has been developing in this area.
- The height of the building is much taller than what the 18m policy proposed at 44m. The new critical care tower across the street is approximately 50m height and this project will give 96 Avenue more prominence along the street. Although the policy is not a high-retail street, the buildings tend to mimic commercial/retail street interface.
- Use, form and density are all supported and staff has no specific issues with this development.

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

- The project is located in the Surrey's "Campus of Care" district, centered around and complementing the Surrey Memorial Hospital (SMH), and in close proximity to the Laurel Place Care Facility, the Kinsmen Care Facility and the recently completed CC1 medical office tower.
- Part of the design criteria for this building is feng shui.
- The building's main material is a light blue glazed spandrel panel and tinted blue glazing. The curtain wall is evident on every level of the building, except

the main level, where clear glazing is used. Composite wood panels add solidity and strength to the podium.

- Podium heights along 137A Street are 3-storey which keeps in-line with the massing of Kinsman Place Care Facility located behind it.
- The building is targeting LEED Gold certification, and sustainability initiatives include: a green roof, stormwater tank and bioswale, energy efficient envelope, including sunshades and decreased overall U-value, high efficiency mechanical, lighting systems, and storm water re-use for irrigation.
- The building provides for disabled access (main entrances to building are barrier-free, curb cuts are provided at all locations necessary, handicap parking is allocated).

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

- Urban realm is designed to the urban design guidelines with a fairly generous public ground. Within the property line, the landscaping is able to provide another level of detail including a series of planters and achieving a soil depth that will support tree growth.
- The paving pattern follows the architectural repetition of window frames along 137A Street, picking up the same elements around to the loading bay.
- With regard to stormwater, City Centre guidelines call for less than zero cubic litres per second discharged to the city storm system. Both CC1 and CC2 were able to achieve this with green roofs and an underground tank. CC3 will achieve this also with a single bio-filtration swale (modest retention).
- Furnishings include architectural precast concrete benches, honed granite blocks and some massing within the planter to create enrichment and interest at the corner. These features will serve to draw the eye into the building.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning from RF to CD and DP to Allow for a Proposed 10-Storey Office/Retail Development, 9620 - 137A Street and 13775 - 96 Avenue, City Center.

File No. 7914-0319-00

It was

Moved by S. Vincent

Seconded by S. Forrest

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

- The siting and massing are well-situated and well-resolved; a thorough submission and welcome addition to the area.

Building Form and Character

- No concern expressed with the additional density that is being considered. The proposal is an appropriate height for the street and precinct surrounding it; good relationship to the surrounding buildings. The building could even be higher to resolve the form.
- Fits well with emerging precinct and pays homage through the use of similar materials to surrounding buildings.
- The commercial streetscape works very well.
- Although simple and refined, the building comes across as bland as an expression. The proportions are static and unarticulated. There is very little detail. The fenestration is the same all around the building.
- Consider bolder architectural expression of the tower portion. Missing the generosity of CC1/2 and could consider more differentiation.
- For the podium base elements, they could be expressed more boldly with more wood even wrapping up and under the soffit. The white bands dilute the strength and create a difficult repetition with the wood. The columns could be even more strongly expressed and sill heights could be played with.
- The façade pop-out elements are not strong enough and the cornice elements may not be necessary. The horizontal bands on pop-outs meet the main tower form awkwardly. Perhaps float a separate plane to avoid elements “touching”.
- Façade is not strong or bold enough to give the impression that it was carefully crafted. The architectural expression of the building lacks in richness. The solar elements appear too muted and could be beefed up to create more texture. More colourful elements on the facades might be a consideration.
- Façade expression could either be stronger or simpler.

Landscaping

- Landscape design is strong in general; appropriately appointed with some excellent features. Very well thought out.
- Good palette of materials for paving.
- Plant selection is appropriate for building.
- Entry plaza is a great opportunity – encourage users to take advantage of the space and the south orientation. The landscaping is too solid but the stormwater management aspect is acknowledged. The plaza needs something more like a public art element.
- The green roof areas may suffer if there is no practical way to get to them for maintenance.

CPTED

- There is ample lighting along street edge but continue to pay attention to this given the type of tenants that will be using the building (medical services will include customer/patient pick-up and drop-off).

Accessibility

- Accessibility has been dealt with well in this building.
- Recommend that power doors are at all entrances. Ensure that there are power doors to all the public washrooms and ensure they are to code.
- Would request to add two (2) more disabled parking spots within parking layout.
- All elevator button panels should be horizontal for easy accessibility.

Sustainability

- Consider adjusting façade performance on each side of the building to increase energy performance (glazing amount, shading, and insulation performance).
- Ensure that water filtration is carefully evaluated if rainwater is being collected, stored and re-used on site for both irrigation and toilet flushing (collecting from green roof areas and ballasted roof areas).

2. 5:00PM

File No.:	7914-0260-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit to Allow a 4-Storey Mixed-Use Building.
Address:	5738 - 175 Street, Cloverdale
Developer:	Darren Trester, TL Housing
Architect:	Rob Whetter, ZGF Cotter
Landscape Architect:	Durante Kreuk
Planner:	Jennifer McLean
Urban Design Planner:	Mary Beth Rondeau

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

- The old Cloverdale mall site is well-known and the neighbourhood is most interested in seeing the site re-developed. What is being proposed meets policy interests very well (mixed-use development, commercial on the ground floor and residential on the second floor).
- As Cloverdale is almost at sea-level and sits on clay, this proves challenging as the parking can only go down by one (1) level. There is minimum parking being proposed.
- This was previously at the Design Panel with a 5-storey proposal. It has been scaled down and uses simple forms and materials to achieve the end result.
- Staff had a question about the amount of vinyl siding. Generally, staff would not support a building design where the upper portion is entirely vinyl siding, but understands that how it is detailed and presented could change perceptions.

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

- The master planning of the site and the proposed first building have been designed in collaboration with Surrey planning with attention to the City's design objectives for Cloverdale Town Centre (family-oriented, pedestrian-friendly, vehicular access to Town Centre is easy and safe, as well as inviting for local residents).
- Changes proposed primarily to bring costs down. An affordable ownership program was implemented, with units to be sold at 10-15% below market rates, with additional reduced down payments subject to income.
- The design intent is to create a contemporary building with a heritage-inspired composition that reflects both Cloverdale's history and the appeal of modern living, while creating a new edge to the town.
- A secondary grid of streets has been introduced, with street trees, boulevards and planting pockets. A new street (57A Avenue) has been created to build a finer-grained network of streets.
- Upper floor plans are generally standardized with a total of 85 residential suites. Average unit size is less than 700 sq. ft. per unit.
- Perimeter walls are animated with a series of backlit graphic panels.
- Brick and Hardie panel/plank and vinyl proposed at the upper levels. Vinyl is limited to only the upper floors and is carefully detailed so there will be no visible laps in vinyl siding.
- Depth and contrast, which stays in line with the heritage feel, is created through the use of colour (gray, tan and arctic white).

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

- The landscaping on this project creates a fairly significant buffer off Hwy 15. Clusters of conifer trees are used for screening. On 57 Avenue, there is a fairly significant buffer creating a good pedestrian experience. Canopy trees are located there also, with good access for parking.
- There is not a lot of opportunity to percolate water into the ground due to the ground material itself.
- 70% of the planning is considered native planting with long term irrigation and water requirements being very low. Any plants that are not native are adaptable so they can survive long-term without irrigation.
- There are ample seating opportunities all around the site, as well as multiple bike racks.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**Development Permit to Allow a 4-Storey Mixed-Use Building, 5738 - 175 Street, Cloverdale**

File No. 7914-0260-00

It was Moved by D. Newby
Seconded by C. Taylor
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to ADP, at the discretion of Planning staff.

Carried
with N. Baldwin and S. Forrest opposed.

STATEMENT OF REVIEW COMMENTS**General**

- General site arrangement is good, including overall architecture form and articulation.
- Commend the affordable ownership program – this is an asset of this project.

Building Form and Character

- General form is well done although the orientation of the courtyard allows more noise from the Highway. The façade articulation is modern while being respectful of the heritage context of Cloverdale. Articulation could be added to the roof lines to create visual interest.
- The application of materials needs work; there are too many variations. The project has a strong architectural form but it could be greatly simplified by using a single material on the base of the structure. The high retail ceilings are very positive.
- The use of brick is so minor that it may be better to use the concrete for the ground level structure as an architectural element.
- Vinyl siding is not a problem and the custom colours can work.
- Hardie materials could be difficult on the ground floor for durability reasons. The tiredness and wear that could result with these kinds of materials will be noticeable. The light colour may be vulnerable to vandalism as well.
- The parking courtyard is harsh and has nothing to merit it. It doesn't appear to belong to any particular group and will be noisy without any planting and with an awkward clash at the ramp. The walls are high and blank and vulnerable to graffiti. The loading and garbage will make it more unpleasant. If the roof deck could overhang more similar to the previous proposal, that would help considerably and landscaping added to soften in the remainder.
- The entrance (double goal post) feature blocks views for drivers. Consider modifying the entrance, as pragmatically, navigation appears to be difficult (one cannot survey parking space before entering the parking area with a vehicle).

- The amount of outdoor amenity is deficient and should be expanded.
- The inside corner residential units should be more livable and unit living rooms appear unfurnishable.

Landscaping

- Consider introducing landscaping (one or two trees) into the courtyard. Currently as the courtyard is only a parking lot, this would add some finishing touches and improvement to the overall look.
- With the amount of trees proposed for the site, there should be no overheating issues at grade due to good shading.
- The landscaping appears to be very generous, which sets the right tone for this developing precinct. The landscaping avails itself to street-likeability.

CPTED

- Lighting will be important as Cloverdale has a high rate of theft and vandalism. It will be critical to ensure good lighting and security protocols are implemented at breach points.
- The courtyard is a CPTED concern with activities after hours.

Accessibility

- Ensure there are power doors at all entrances. Call button panels at elevators should be horizontal for easy access.
- Important to ensure that 5% of units be disabled or wheelchair accessible.
- The outdoor amenity area should also be wheelchair accessible.
- Parking is good for accessibility/disability spaces.

Sustainability

- Consider maximizing windows that can open on the residential levels.
- Consider life cycle cost aspects when selecting system (mechanical electrical) options. Consider better energy efficiency and ventilation than BC Building Code minimum requirements.

C. OTHER COMPETENT BUSINESS

1. 2015 Proposed Meeting Schedule

The Committee is requested to pass a motion adopting the 2015 Proposed Meeting Schedule.

It was

Moved by C. Taylor
Seconded by T. Wolf

That the 2015 Proposed Meeting Schedule for
the Advisory Design Panel (ADP) be adopted.


Carried

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, December 11, 2014.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:53 pm.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel