

Present:

Chair - L Mickelson
D. Newby
M. Younger
K. Johnston
M. Higgs
G. McGarva
C. Taylor
S. Vincent

Guests:

D. Staples, Integra Architecture
B. Dominick, Weststone Group
G. Brumpton, PWL Partnership

Staff Present:

M. Rondeau, Senior Planner
S. Low, Senior Planner
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by K. Johnston
Seconded by D. Newby
That the minutes of the Advisory Design
Panel meeting of April 23, 2015, be received.

Carried

B. NEW SUBMISSIONS**1. 4:00PM**

File No.:	7915-0114-00
New or Resubmit:	New
Description:	Proposed Rezoning from CTA to CD, a General Development Permit and Subdivision to permit a seniors housing, seniors care facility and office development. The proposed development is to consist of two 6-storey independent living apartment buildings and one 12-storey mixed-use assisted living, complex care and office building.
Address:	9525 King George Boulevard
Developer:	Bob Dominick of Weststone Group
Architect:	Dale Staples of Integra Architecture Inc.
Landscape Architect:	Grant Brumpton of PWL Partnership
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

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

- The application is a general Development Permit which covers use, form and density. The current use has mobile homes.

- Part of Quibble Creek is proposed to be redirected along the north side of the site and a new road is proposed.
- The pathway around the outside along the riparian area is a campus pathway and not for public use.
- Use and density are generally supported.
- The proposed height was considered to relate to the Surrey Memorial tower, however, staff is interested in the scale interface and shadow impacts to the northerly residential townhouses and will consider feedback from residents.

The Project Architect presented an overview of the site plan, building plans and landscape plans and highlighted the following:

- The proposal is for a 12-storey building for medical offices; research space on the lower 8 floors and assisted living residences on the upper 4 floors. The two 6-storey buildings are to contain independent living and one and two bedroom apartments. There are four levels of underground parking.
- Daylight penetration was an important aspect of application with north/south orientation of the residential massing and office atrium.
- A variety of horizontal and vertical solar shading devices articulate the lighter expression of the upper floors.
- The focal point for the assisted living building will be the courtyard which will receive a significant amount of daylight. The corner of the building on east side of the building is a common dining area.
- Sustainability of the buildings has been done according to LEED standards. LEED Silver has been achieved for the larger building with the capability of reaching gold.
- There is a strong visual connection between 95 Avenue and the creek and riparian area. All building entries have been located in close proximity to 95 Avenue.

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

- The street is new which allows for a lot of flexibility to set the grade in order to have free, clear access to each main entry.
- A path goes around the perimeter of the site using crushed granular; a softer natural material. The path is wider at 2m which enables access to that area. Benches are provided in rest area for viewing of the riparian areas. There is a requirement to provide a split rail fence to separate the walking path and provide access control of the riparian areas.
- The independent living buildings have ground oriented units with private patios and layered landscaping. There is a shared amenity space between the buildings.
- The 9th floor roof deck is a substantial area that consists of urban agriculture planters, ornamental planting and overhead shade structures with vines. There is adequate space for walking loops and benches and tables for smaller groups and various leisure activities.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

File No. 7915-0114-00

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

Carried

C. Taylor requested the original motion be rescinded and amended to reflect the correct recommendation.

It was Moved by C. Taylor
Seconded by S. Vance
That the Advisory Design Panel (ADP)
rescind the above motion – “*That the Advisory Design Panel (ADP) recommends that the applicant address the following recommendations and revise and resubmit to Planning staff*”

Carried

It was Moved by G. McGarva
Seconded by K. Johnston
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

STATEMENT OF REVIEW COMMENTS**Site**

- Good site organization and building orientation.
- The spaces between the independent living buildings could be more generous particularly the tunnel effect with the driveway and the medical building should be considered for the livability of the residential.
- Consider downplay of the loading bay and parking ramp.
- King George streetscape requires consideration. Building should be generous and welcoming to pedestrians.

Building Form and Character

- Generally the proposed use, form and density were supported.
- The transition in scale between the independent living 6 storey buildings to the medical office block should be more carefully considered. Requires more articulation.

- The care floors on top of the office could express more of a 'home' adding expression worthy of affection and could also be more of a tower rather than an add-on to the lower massing.
- Consider providing weather / wind protection on the level 9 rooftop to increase time outside.
- Consider allowing for added depth at atrium and find a way to bring the creek riparian into the block.
- East and south facades could be expressed differently to respond to different orientation rather than use. Sun shading orientation.
- The scale and shadow impacts to the adjacent residential should not compromise the clarity of form for the medical building or the extent of outdoor space for the residents by lowering that portion of roof.
- Consider front porch to be optimized. Diagonal outlook from living rooms with window and door to increase animation of outlook.
- Consider implications of incorporating CSA's Health Care code requirements for medical laboratory office spaces including fume exhaust and the impacts through the care levels and roof forms.
- The parking garage will need more design development at the next stage.

Landscaping

- Suggested improvement of area that overlooks riparian area.
- Consider long hard edge to riparian area and introduce moments of pause such as lookouts for people to enjoy.

CPTED

- Consider arrangement of parking elevator lobbies to have better surveillance.
- The buildings and landscape should be designed to encourage overlook into the riparian area.

Accessibility

- Recommend disabled parking spots on all 4 levels of parking and spaces are 12' in width.
- Recommend power doors at entrances and public washrooms.
- Recommend elevator call button panel be horizontal and emergency call buttons in elevator and lobby.
- Recommend that roof deck be wheelchair accessible.
- Assisted living bathrooms should have walk-in showers vs tubs.

Sustainability

- Consider LEED Gold not just Silver.
- Consider developing a strategy to address sustainability air quality issues related to exhaust systems, kitchen exhaust etc.
- Consider opportunities to make use of atrium space to contribute to energy efficiency.
- Floor plates of tower are very deep. Making use of atrium is important in addressing this.
- Storm water management to be considered in next submission.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 11, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:10 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel