

Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, AUGUST 6, 2015
Time: 4:00 pm

Present:

Chair - Craig Taylor
M. Ehman
M. Higgs
M. MacCaull
E. Mashig
G. McGarva
C. Taylor
M. Younger

Guests:

E. Chiu, 1022081 BC Ltd.
W. Chang, Principal, Wilson Chang
Architect
P. Martin, Wilson Chang Architect
T. Kyle, m2 Landscape Architect and
Aboriculture Ltd.
M. Mitchell, m2 Landscape Architect
and Aboriculture Ltd.
R. McCaughey, PC Urban Properties
Corporation
C. Stifelman, Musson Cattell Mackey
Partnership
P. Campbell, PMG Landscape
Architects
R. Spencer, PC Urban Choice Property
G. Fawley, PC Urban Choice Property

Staff Present:

M. Rondeau, Senior Planner
H. Ahking, Senior Planner
C. Bejtovic, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by M. MacCaull
Seconded by M. Higgs
That the minutes of the Advisory Design
Panel meetings of May 28 and July 9, 2015, be received.
Carried

B. NEW SUBMISSIONS

1. **4:00PM**
File No.: 7915-0035-00
New or Resubmit: New
Description: A 68-unit apartment building and 34 townhouse
units on top of existing 1 storey parkade (was the
Newton Public Market site)
Address: 6388 King George Street
Developer: Eddie Chiu, 1022081 BC Ltd.
Architect: Peter Martin, Wilson Chang Architect
Landscape Architect: Thomas Kyle, M2 Landscape Architect and
Aboriculture Ltd.
Planner: Keith Broersma
Urban Design Planner: Mary Beth Rondeau/Henry Ahking

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

- Mixed or commercial use is the land use for the area; staff support multiple residential on this portion of the site.
- Two red coded creeks adjacent to the existing building with riparian setbacks shown.
- Higher densities along King George corridor would support transit.

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

- Residential development to be constructed on top of the existing parking structure; there will be no disruption to the surrounding habitat area.
- The fire access driveway serves as the open space courtyard spine.
- Townhouses look out to the existing creek and will have direct access to the central courtyard spine.

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

- This has a park within a park theme making it as green as possible.
- Many trees and grassy knolls along the central corridor directing people towards their homes and towards the amenity space.
- Central courtyard will have direct site lines to the amenity building and lots of green flanking both sides of the central corridor.
- Toddlers' area is directly in the site line of everything and includes a sand box.
- Using as little concrete as possible; indigenous grasses in the amenity space.
- Artificial grass areas provide both the desired look and maintenance aspects.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

A 68-unit apartment building and 34 townhouse units on top of existing 1 storey parkade (was the Newton Public Market site)

File No. 7915-0035-00

It was

Moved by G. McGarva

Seconded by M. Ehman

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the **ADP**.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel was concerned with the lack of information provided to describe this complex site. Specifically, a cross section at the fire access driveway showing the space and dimensions between the buildings as well as vertical separation from the driveway would have been helpful.

Site

- Concerned about proximity to coded creeks/riparian area; need to articulate the methodology to protect the streams during construction. Consider runoff mitigation from the site to the creeks. Information regarding environmental protection should be provided.
- Arborist information would be helpful.
- Question the shared access from King George Boulevard serving both commercial and residential.
- Siting is too forced; too many constraints. Urban design is needed to demonstrate the three dimensional fit with this site.
- Space between buildings is too narrow.
- Idea of central courtyard can work but needs a better transition between lane and entrance to townhouses; fire truck clearance is too tight to accomplish that. No vertical separation should also be detailed.
- Confirm requirements for fire truck access to the site.
- Access to and from the site is car oriented; explain experience for pedestrian or cyclist.

Building Form and Character

- Reuse of the parkade is positive.
- Consider and be specific on screens around parkade (shown as solid walls). Vines are not shown and would not likely work.
- Didn't touch on architecture and composition of buildings. But generally the architectural composition appeared to be well enough resolved.
- Elevations facing central landscape corridor need work.
- Would support the use of more cedar siding.
- Carefully consider joint system/material for Hardie Panel.
- One-bedroom units are over represented; more consideration should be given to providing multiple bedroom apartment units for families. Living spaces are small while some others have overly deep and undefined spaces. Some units have access to bathroom through bedroom.
- Reconsider location of garbage; concerned distance to walk and no direct elevator access as well as clearance for garbage truck access.

Landscaping

- Edge condition on the east property line is not acceptable as designed. Requires high quality screening, ideally a landscape buffer. Clarify the material for the riparian area fencing; show existing condition accurately.
- King George Boulevard buffer should be more carefully considered with infill planting and trees.
- Generally the landscape needs to be more developed with more variation in material; more texture if possible. Artificial turf not generally supported. Central fountain too formal and does not facilitate social interaction.

CPTED

- Lit pathways around and through the site should be provided.
- Social amenity space isolated from the park.

Sustainability

- Good reuse of the existing parkade structure.
- Consider liberal use of windows that open; not many shown on elevations.
- Pay close attention to thermal bridging to unheated parking below buildings.

2.

5:00PM

File No.: 7915-0164-00
 New or Resubmit: New
 Description: Grandview Corners in South Surrey – 7 retail / commercial buildings with surface parking
 Address: 2332 – 160 Street
 Developer: Riona McCaughey, PC Urban Properties Corp.
 Architect: Ceslo Stifelman, Musson Cattell Mackey Partnership
 Landscape Architect: Patricia Campbell, PMG
 Planner: Keith Broersma
 Urban Design Planner: Mary Beth Rondeau/Henry Ahking

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

- To the south of the site is the large scale Superstore which is under construction.
- The Grandview Corners area has several “shopping street” type developments; this site creates more of a village square.
- Along 24th Avenue, back of retail condition was supported by staff given precedence in the area, provided a continuous landscape buffer is provided.
- The proposal generally meets intent of zoning with the exception of automotive use for the BCAA service bays. Staff has no specific issues with this proposal.

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

- Site is anchored by financial institution on one corner and BCAA on the other, and includes fitness center and Shoppers Drug Mart.
- Hydro utility right-of-way runs through the site which created design and layout challenges.
- Articulation of facades working with high end materials such as thin porcelain tiles, wood, stone, stucco on back walls facing 24 Avenue, some corrugated metal.
- A variety of charcoal colours will be used on the continuous weather protection; fabric awnings will also bring some colour to the site.

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

- Landscape buffer along 24 Avenue and 161 Street. Landscaping in the back of the buildings eliminated back doors.
- Buffer on 161A Street is similar to what is behind Superstore; trees are grouped in center of building blocks so those areas are screened; corners are left open with just ground cover so building becomes more noticeable.
- Main vehicular access roadway is raised; pedestrian access is also raised for a continuous pedestrian network lined with trees.
- Drainage was established as a whole site with the Superstore so there is an easement on the property; bio-swales; water goes to filtration centers and is disbursed.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Grandview Corners in South Surrey – 7 retail / commercial buildings with surface parking

File No. 7915-0164-00

It was

Moved by E. Mashig

Seconded by G. McGarva

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and return to Planning Department staff.

Carried

STATEMENT OF REVIEW COMMENTS

Generally the Panel considered the site and architecture well resolved and appreciated the completeness of the presentation.

Site

- Village square feel has been accomplished.
- Good attention to pedestrian flow, greenway, transit stops, pedestrian and bike access.
- Would like to see wider sidewalk frontage in front of smaller internal CRUs to allow for trees, bike racks, café tables and chairs.
- Emphasize pedestrian linkages across the parking to encourage interaction between buildings facing each other.
- Lends itself to small community events.

Building Form and Character

- Ensure material and texture changes are reinforced in three dimensional detailing.
- Simpler material palette and less articulation would be a further improvement.
- The 24th Avenue façades should not take second place even as back of building stucco.

- Generally, the BCAA building has been well treated given the auto oriented use.
- Consider screening for rooftop units for better concealment.
- Signage requires strong design framework and concept.

Landscaping

- Commend the landscape overall.
- Nice textures and use of materials.
- Reinforce for cyclist amenity with spread out, covered bike parking to give choice to patrons.
- Landscape furnishing choice supports the architectural character very well.
- Ensure adequate bike parking throughout the site.

CPTED

No specific CPTED comments were made.

Sustainability

- Bio-swale creates nice break; consider use of pervious paving in conjunction with bio-swales and hard surfaces in pedestrian and driving areas.
- Make use of Owner Project Requirements to require tenants to meet applicable sustainability goals such as water conservation, IAQ, HVAC, lighting, etc.
- Consider potential to re-use collected rain water for car wash.
- Encourage applicant to create a more developed and well defined sustainability strategy.

C. OTHER COMPETENT BUSINESS

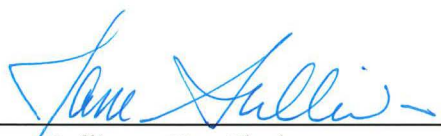
There was no other business.

D. NEXT MEETING


The next Advisory Design Panel is scheduled for Thursday, August 20, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:58 p.m.



Jane Sullivan, City Clerk



Craig Taylor, Chair
Advisory Design Panel