

Present:

Chair – Mark Ehman
M. Higgs
K. Johnston
D. Newby
D. Ramslie
M. Searle
M. Vance

Guests:

E. Kearns, Ankenman Associates
M. Ankenman, Ankenman Associates
M. Chan Yip, PMG Landscape Architects
L. Kong, SHAPE Architecture
N. Sully, SHAPE Architecture
R. Barnes, P+A (Perry & Associates Inc.)
B. Shigetomi, Atelier Pacific Architect Inc.
M. Synan, Vander Zalm and Associates
L. Fisher, Lark Development Group

Staff Present:

M. Rondeau, Senior Planner
H. Ahking, Senior Planner
L. Moraes, Planner
P. Klassen, Planner
S. Groves, Manager, Civic Facilities
A. Arar, Civic Facilities
L. Luaifofo, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by M. Higgs

Seconded by K. Johnston

That the minutes of the Advisory Design

Panel meetings of August 6, 2015, be received.

Carried

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

File No.:

7915-0261-00

New or Resubmit:

New (Previous DP withdrawn and new owner/architect proceeding)

Description:

Rezoning and DP for a proposed 5 storey apartment, 116 units

Address:

10918/10932/10944/10956 – 132 Street, City Centre

Developer:

Jackey Lin/Thomas Chen/Frank Lin, Fountana Group

Architect:

Mark Ankenman, Ankenman Associates Architects Inc.

Landscape Architect:

Mary Chan-Yip, PMG Landscape Architects

Planner:

Donald Nip

Urban Design Planner:

Mary Beth Rondeau

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

- A previous development application on this site has been to Council and the Panel. There were a number of issues that were resolved with the previous application and the form shown in the drawings reflects the previous.

- The previous scheme was very traditional and was supported as such by the previous Panel. The current proposal shows a more contemporary scheme and staff is seeking advice on this issue as it interfaces with the more traditional single family across 132nd Street.

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

- The residential building is a purpose-built rental product with units for students, families and 1 and 2 bedroom units.
- The length of the building has been scaled down using the slope of the site to step down in the middle where the main entrance is located.
- Townhouses line the streets with a landscaped, urban 4.5 m setback to engage 132 Street.
- The building is designed to create a lively urban esthetic to the neighbourhood. Finish materials reflect durability and consist of brick and hardie panel with aluminum reveals, and metal guardrails/railing systems for decks.
- Interesting and fun contemporary colours have been chosen to reflect an animated presence along 132 Street and 109 Avenue.

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

- Landscape is designed to promote urban character and outdoor amenity spaces allows for a variety of uses. The north end outdoor amenity space consists of a quieter passive space with a more active space on the south end. Outdoor seating areas will have lawn, a community garden component and little serpentine walls for kids to walk and balance on to make it a fun environment.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and DP for a proposed 5 storey apartment, 116 units

File No. 7915-0261-00

It was

Moved by M. Higgs

Seconded by K. Johnston

That the Advisory Design Panel (ADP)

recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel supports the project overall and were pleased with the contemporary character noting that the project was a positive re-investment in an area in transition. The panel agreed that the indoor amenity space should be re-evaluated and improved upon.

Site

- Consider softening the transition between the adjacent neighbor to the north trellis to cover the parking ramp and consider Green Screen at walls

Building Form and Character

- Support the contemporary character
- Reconsider indoor amenity spaces in general
- Consider further differentiation of the 2 wings of the buildings
- Street entrances/common corridor could be better announced particularly the south entrance
- Consider secondary lobby re-located on public corner
- Recommend balconies be at least 5 ft. inside dimension

Landscaping

- Trees along the townhouse units are welcoming and significant to aid in transition to single family houses across the street

CPTED

- Rear lane is a potential concern for safety; consider serious site lighting and maintenance of oversight

Disabled Access

- Ensure there is handicap access for both entrances given the step in the building

Sustainability

- Consider increasing the storage capacity to suit rental/student market
- Consider inclusion of thermostats for baseboards
- Strongly support the inclusion of HRV's to improve IAQ and energy efficient and comply with regulations of 9.36 (NCB for wood frame)
- Consider taking insulation outboard of the wall to improve durability and air tightness

2. **5:00PM**
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|-----------------------|----------------------------------------------------------------|
| File No.: | 7915-0216-00 |
| New or Resubmit: | New |
| Description: | DP for Renovation and Addition to the Newton Recreation Centre |
| Address: | 13730 72 Avenue |
| Developer: | Aiman Arar, Facilities Manager, City of Surrey |
| Architect: | Nick Sully, SHAPE Architecture |
| Landscape Architect: | P+A (Perry & Associates) |
| Planner: | Luci Moraes |
| Urban Design Planner: | Henry Ahking |

The Urban Design Planner presented a summary of the site context, site planning strategies and landscape design. The following was highlighted:

- Newton Recreation Centre is located between the bus loop to the north, a parking lot to the south, an area of trees known as the “grove” and 137 Street
- The proposal is for an expansion and partial renovation at the recreation centre

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

- This project is part of a collection of buildings that have been under development since the late 80’s. A wave pool was designed in 1996 on the north east. Expansions to the building render the current entrance problematic
- The architects were tasked with finding a logical place to expand as well as identify the front and back of the building. Makes most sense to build vertical and expand above the mat room
- The proposed project will link the existing fitness expansion along the south side of the wave pool with the new fitness area by creating a revitalized lobby and new look at control of facility

The Landscape Architect reviewed the landscape design report and highlighted the following:

- The geometry of plaza reflects the geometry of the interior space. The proposed design plan activates activity and ensures the plaza isn’t a quiet, unvisited space
- The circulation of the outside edges of the plaza that ensures connectivity to the existing circulation in and around building site
- The plan consists of an adventure climbing structure, chaise lounge, integrated tree protection, boardwalk with integrated LED lighting (dynamic), bicycle parking, public art column, custom timber post, custom benches and the plaza paving pattern is a random extended pattern
- Tree management plan consists of retaining 6 existing trees. The grove is sectioned off and protected

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**DP for Renovation and Addition to the Newton Recreation Centre**

File No. 7915-0216-00

It was Moved by K. Johnston
Seconded by M. Vance
That the Advisory Design Panel (ADP)
recommends A – that the applicant address the following issues to the satisfaction
of the Planning & Development Department.
Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel was pleased with the presentation and commended the designer for the planning arrangement and the connection and animation of the plaza.

Site

- The plaza improves the south significantly
- There were significant concerns on the outdoor area will withstand the diversity of activity in the area

Building Form and Character

- Excellent approach, cleans up a confusing entry condition and updates a dated and discordant façade on the south
- Look for ways to unify existing and new perhaps with glazing
- Suggest use of material and colour to emphasize the single entrance point
- Suggest operable doors to the east façade to the courtyard for larger functions

Landscaping

- Encourage the City to continue the extension of public pathways from the bus loop through the tree “grove” to complete the wayfinding

CPTED

- This is a challenging area and strongly recommend addressing wayfinding concerns. A clear pathway from the transit exchange along the east side of the building to the south plaza is essential and should be included in the scope of this project. The “grove” is not an ideal route on its own
- The outdoor plaza needs to be reviewed in detail for all the furnishings including seating. Previously and again recently, seating has been removed to respond to safety issues
- A lot more work to be done to support this from RCMP perspective with request a more detailed review with how the plaza will work

Disabled Access

- No comments were provided

Sustainability

- Strongly recommend not to LEED shadow but to pursue full LEED gold certification
- Support the use of fritted glass and the use of high performance glazing
- Strongly recommend that all investments in energy efficiency be directed to glazing performance and energy recovery ventilation
- Consider adding more bike parking
- Consider adding more, or defined stroller parking
- Consider adding controlled openings at the top and bottom of the glazing to promote stack effect cooling

3. 6:00PM:

File No.:	7915-0237-00
New or Resubmit:	New (Amendment to previously approved DP No. 7911-0176-00)
Description:	DP to amend a previous approved DP for a proposed 24-storey high-rise building and a 2-storey amenity/townhouse building, 167 units.
Address:	13730 72 Avenue
Developer:	Larry Fisher, Lark Development Group
Architect:	Brian Shigetomi, Atelier Pacific Architecture
Landscape Architect:	Mark Van der Zalm, 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 and highlighted the following:

- The application has been brought forward to discuss the changes that are proposed to this residential tower
- Complies with multiple residential use. The height of the building has been lowered, floor plate has been reduced, the mix of units has changed with addition of studios, materials and colours have changed and net reduction of FAR

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

- The project has evolved to respond to the changing market. The units are smaller, the floor to floor height has reduced as well as the overall building height
- Minor changes to the entrances to each townhouse units to match the tower changes
- Most changes are related to the energy code with more solid walls

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

- The landscaped roof designs have not changed and replicates the existing geometric form
- The ground level has a series of courtyards outside entrance. All accesses are accessible for disabled users and there is a ramp with flat grades and easy access to lobbies
- Part of overall strategy, tried to address the storm water calculator, so majority of site is on slab

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP to amend a previous approved DP for a proposed 24-storey high-rise building and a 2-storey amenity/townhouse building, 167 units.

File No. 7915-0237-00

It was

Moved by D. Newby

Seconded by K. Johnston

That the Advisory Design Panel (ADP)

recommends C – that the applicant address the following issues to satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel were pleased with the green roofs and felt the proposal has improved.

Site

- The entry to the tower is dominated by the parking entry/driveway and suggest softening with landscape and further architectural design

Building Form and Character

- The wall/window ratio is an improvement from the previous
- More work needed on the large wall of the parking structure
- Entry canopy to condo could have further consideration particularly where the large tower column meets the new canopy and should differentiate from the townhouse language
- Suggest more work on the base of the tower to integrate more aptly into overall design
- Uppermost floors may benefit from a shift in the plan or section to distinguish the proposed change in cladding, perhaps out of plane with the lower floors
- The new colour and material palette is more acceptable overall

Landscaping

- Soften wall to podium and improve entry experience especially at the condo tower

CPTED

- There were no comments

Sustainability

- Support the rationale approach to glazing and the improvements to the envelope
- Support the use of HRV's
- Support the use of Energy Star appliances
- Support the use of LED lighting in both common area and suites

C. OTHER COMPETENT BUSINESS

There was no other business.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 24, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:45 p.m.



Jane Sullivan, City Clerk



Mark Ehman, Chair
Advisory Design Panel