

Present:

Chair - L Mickelson
M. Higgs
E. Mashing
C. Taylor
M. Vance

Guests:

T. Paul, Pinora Enterprises Ltd.
S. Paul, Pinora Enterprises Ltd.
L. Barnett, Barnett Dembek Architects
M. Mitchell, M2 Landscape Architecture
J. Redekop, Redekop (Panorama Homes Ltd.)
R. Ciccozzi, Ciccozzi Architecture Inc.
M. van der Zalm, van der Zalm + assoc.
E. Poxleitner, Keystone Architecture & Planning

Staff Present:

M. Rondeau, Acting City Architect
H. Ahking, Senior Planner
L. Moraes, Planner
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by C. Taylor

Seconded by M. Higgs

That the minutes of the Advisory Design

Panel meeting of August 20, 2015, be received.

Carried

B. NEW SUBMISSIONS

1. 4:00PM

File No.:	7914-0363-00
New or Resubmit:	New
Description:	2-storey commercial development (rezoning to C-5) with total floor area of 9,664 sq. ft
Address:	7192 - 124 Street
Developer:	Tony Paul - Pinora Enterprises Ltd.
Architect:	Lance Barnett - Barnett Dembek Architects Inc.
Landscape Architect:	M2 Landscape Architecture
Planner:	Luci Moraes
Urban Design Planner:	Henry Ahking

The Urban Design Planner presented an overview of the project:

- The intent of the rezoning and development is to provide smaller scale service and retail units to serve the needs of the neighbourhood.

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

- The ground floor of the 2-storey building will be primarily retail space with 4 proposed CRU's. Access to the upper floor will be provided through an elevator and stair system. A basic floor plan was designed for the upper floor as it is not leased yet.
- The building is contemporary style and will be constructed out of wood, hardie panel and hardie plank to give it a modern expression. The elements are to recall scale of the adjacent housing by providing bay elements as a way of relating to the adjacent residential area.
- Colours have been selected to compliment the nearby mosque which is the dominant architectural expression in the area.
- Locally sourced materials will be used and the roof membrane will be light in colour.

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

- Due to the requirements of parking, a few trees will be removed. The existing trees on 72 Avenue have been removed by the City due to an update to a sidewalk. There are no plans for replacing those trees.
- The mandate of the project is to provide screening as much as possible for the parking area while still providing good pedestrian visibility along the entry side.
- 2 areas of featured trees will be placed where the signage location is and a green area will be featured at the corner of the site to provide an accent to the modern building on the corner.
- Future paving at entries will be like the Scott Road system where double walkways exist.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

2-storey commercial development (rezoning to C-5) with total floor area of 9,664 sq. ft.

File No. 7914-0363-00

It was

Moved by C. Taylor

Seconded by M. Higgs

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 supported the use and scale of the project.

Site

- Consider turning site sign facing 72 Avenue to be perpendicular to the street to give the retail more a “presence”.

Building Form and Character

- Consider and further develop the corner of building. The saw tooth element is inconsistent with the remainder of elements and lends itself to office use vs. commercial/retail usage and is not as successful as the southwest corner.
- Store fronts should be designed to be more flexible. The current configuration suggests the building is more of a medical office than designed for retail.
- Consider primary frontage to pedestrian traffic on 72 Avenue.

Landscaping

- Consider aligning planters and entries on 72 Avenue.
- Consider more contemporary street furniture to work with architecture.
- Commend use of planting to screen parking lot from adjacent single family housing.
- Recommend moving bike rack to the front of the building for visibility of bikes.

Accessibility

- Recommend providing wheelchair accessible washroom.
- Recommend power doors at entrance.

Sustainability

- Encourage greater use of on-site storm water management.

2. **4:45 PM**

File No.:	7914-0286-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Commercial buildings
Address:	5750 Panorama Drive; South Newton
Developer:	James Redekop – Redekop (Panorama Homes Ltd.)
Architect:	Rob Ciccozzi – Ciccozzi Architecture Inc.
Landscape Architect:	Mark van der Zalm – van der Zalm + associates
Planner:	Keith Broersma
Urban Design Planner:	Mary Beth Rondeau/Henry Ahking

The Acting City Architect presented an overview of the project:

- North of the subject site, including the subject site, was planned to be a hospital or university in the NCP.

- A road connection was achieved all the way through the site which is a desirable achievement.
- The subject site is for retail use and adjacent to the next ADP agenda item is a 4-storey apartment building.
- Land use and density for this project is supportable by staff.
- Staff are asking for advice on the signage. There are 5 proposed signs and only 2 are permitted. A variance will be sought. The free-standing sign has more individual tenant signs with add visual clutter and the yellow background colour in the signage of the grocery store would be more muted.

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

- The proposal is for 3 buildings – Building 1 includes a grocery store with a mezzanine and a smaller retail unit. Building 2 is a 2-level unit with a large open deck and Building 3 is intended for a bank.
- A ramp was incorporated on the site for vehicular access. An existing driveway to the south commercial site straddles the property line and the truck access goes to loading area of the grocery store. A staircase integrates with the ramp system.
- The current location of the garbage enclosure requested by staff is not ideal and would prefer it be relocated.
- The general character is simple boxes with a series of columns. Brick material was introduced on the grocery store along the entrance with glass canopy. To maintain a rhythm, stucco was introduced by the columns. The entry is highlighted with higher quality material. Some areas have glass and some have a corrugated metal.

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

- Significant tree planting is planned for the site. One challenge is the parking lot and to achieve some mature canopy height, a structural soil base is proposed to enable trees to grow to their potential.
- A significant planted buffer will be in place between grocery store and proposed apartment building.
- Bike requirements are exceeded as well as parking spaces.
- Decorative paving is proposed with movable planters, benches and site furnishings to animate space in front of CRU's.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**Commercial buildings**

File No. 7914-0286-00

It was Moved by M. Higgs
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

The Panel considered the project quite successful especially given the complicated and challenging site.

Site

- Site grades well resolved given the challenges.
- Vehicular and pedestrian flow through and in-between developments are well thought out.
- The gateway to the site is not well marked and the access of 152 Street looks straight onto loading dock. Consider a lantern or beacon to mark the entrances.

Building Form and Character

- Generally the form and massing are good.
- Consider the relationship of Building 1 and the adjacent CRU 2. If they must be conjoined and expressed separately then suggest increasing the reveal.
- East façade of Building 1 should be more animated i.e. more glass and less metal cladding. Fabric canopies appear to be a downgrade.
- The use of galvalume is harsh and heavy on the top of the building. Transparency may be more successful.
- Good animated use of patio on Building 2 on the corner.
- Signage is excessive and should be more consistent with the City of Surrey guidelines. Pylon sign is located too close to bank CRU.
- Consider light fixtures be made more contemporary for consistency with building aesthetic.
- Consider screening for rooftop units and ensure it is suitable and supports the building palette.

Landscaping

- Recommend consideration of lighting for the site along the ramps and stairs for pedestrians. Need more lighting information.
- Landscaping is minimal. Suggest fewer stalls and more landscaping in parking area.
- Landscaping buffers and the planting palette is ok.

Accessibility

- Recommend 2 additional wheelchair spaces located close to the grocery stores.
- Recommend providing power doors at all main entrances.
- Recommend providing wheelchair and gender neutral accessible washrooms.
- Recommend providing let downs for wheelchairs.
- Recommend ramp to CRU in Building 2.

Sustainability

- Consider storm water retention and reuse on site for irrigation.

3. **5:45 PM**

File No.:	7914-0286-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	4-storey apartment building
Address:	5750 Panorama Drive; South Newton
Developer:	James Redekop – Redekop (Panorama Homes Ltd.)
Architect:	Eric Poxleitner – Keystone Architecture & Planning
Landscape Architect:	Mark van der Zalm – van der Zalm + associates
Planner:	Keith Broersma
Urban Design Planner:	Mary Beth Rondeau/Henry Ahking

The Acting City Architect presented an overview of the project and highlighted the following:

- The use, form and density are supported. Staff are generally satisfied with the proposal and do not have any specific issues.
- The parking is slightly below requirements however, staff supports the reduction due to the site being located near two major arterial roads and the availability of transit.

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

- The concept of the design of the project is to be reflective of the community and still tie in between the residential and commercial portions. The townhouses which are north of the apartment building are also a similar design of colours and scale of materials.
- There is no parking on the surface, that area is all landscaping. All parking is provided through a parkade that is accessed from 58 Avenue.

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

- The grade continues to be an issue in this precinct with the commercial development. The landscape is a curved form with a grass boulevard and street planting on 58 Avenue.
- The amenity space provides a lot of openness with significant vegetative and screening. Planters are built up for privacy on own patios and screening from whatever is taking place in the open space.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

4-storey apartment building

File No. 7914-0286-00

It was

Moved by C. Taylor

Seconded by E. Mashig

That the Advisory Design Panel (ADP)

recommends C – that the applicant address the following issues to the 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 support the layout of the site, the form and massing.

Site

- Decent solution to challenging site relative to the grade of adjacent existing development.

Building Form and Character

- The site arrangement is well articulated for a massive building.
- Consider something to break up the long corridor. Allow natural light where it changes in direction.
- Recommend further developing elevations and use of materials. Palette is busy and there is a lack of clarity regarding vertical expression vs. horizontal datum.
- Specifically, the strong vertical elements going up to the roof gable.
- Re-consider materials; metal looks like wood, concrete looks like stone and fibre cement looks like wood. Recognizing that good quality materials have been used, it's how they have been composed that is the problem.
- Consider reducing number of elements to improve the “very busy” look.
- Rental approach should be the same care as market projects.
- Consider indoor garage access for tenants.
- Better relationship of indoor and outdoor amenity areas. One large room rather than broken up by corridor.

Landscaping

- Re-consider the tree located between the wood fence and concrete parking wall at the south property line.
- Consider rotating garden beds to be able to provide more of them. Add gardening amenities such as tool storage.

Accessibility

- Recommend elevator panel button be horizontal.
- Recommend call buttons be horizontal.
- Recommend power doors at entrance.
- Provide emergency call button in underground lobby.
- Suggest 5% of units be wheelchair accessible.
- Provide wheelchair accessible washrooms in amenities room.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 12, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:30 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel