

Present:

Chair - L Mickelson
T. Coady
K. Johnston
D. Newby
G. McGarva
D. Ramslie
C. Taylor
S. Vincent

Guests:

J. Busby, TransLink
G. Wilson, TransLink
P. Agneessens, TransLink
M. Minson, TransLink
N. Foster, OMB Architects & Designers
N. Standeven, OMB Architects & Designers
D. Shearer, Hapa Landscape Architecture
Urban Design
R. Letkeman Architects, Inc.
S. Berg, MOSAIC Homes

Staff Present:

M. Rondeau, Acting City Architect
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by C. Taylor

Seconded by K. Johnston

That the minutes of the Advisory Design

Panel meeting of October 22, 2015, be received with the following corrections:

Page 8 – add “be horizontal” to recommend call buttons

Page 8 – change 50% of units to 5% of units

Carried

B. NEW SUBMISSIONS

1. 4:00PM

File No.:

7915-0361-00

New or Resubmit:

New

Description:

Proposed DP for new Central Surrey Skytrain Station. DVP application to vary building setbacks at the north and east property lines.

Address:

10275 City Parkway

Developer:

Jeff Busby, Graeme Wilson, Pieter Agneessens, TransLink

Architect:

Nick Foster, Nicholas Standeven, OMB Architects and Designers

Landscape Architect:

Doug Shearer, Hapa Landscape Architecture Urban Design

Planner:

Pat Lau

Urban Design Planner:

Mary Beth Rondeau

The Urban Design Planner presented an overview of the project:

- The location of elevator constricts the sidewalk and strategies to improve this were studied as it was not able to be moved.
- The 103 Ave interface was studied in detail to accommodate the bus queuing and shelter location while maintaining street beautification with an inside row of trees along future development sites.

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

- This project aims to formalize a new north station house and the long term plan is to have a south station service in from buses dropping people off and the north station for people transferring out on to buses.
- The proposed materials are wood, metal panel and clear glazing for street facades and solid concrete walls. The goal was to be as sustainable as possible using natural robust materials.
- The massing and layout has been designed to optimize passenger circulation and wayfinding.

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

- The idea was to start a language of public realm landscape that might inform what will happen in the parkway eventually with the south side and the future development areas.
- Same materials will be used as the Cityhall plaza with a diffused paving.
- Opportunities for planting are limited due to the guideway of the skytrain.
- In front of north entrance, a planting bed with 3 ginkgo trees and metal barrier/fence detail to prevent people from walking across 103 Avenue instead of using crosswalk as per the City's request.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed DP for a new Central Surrey Skytrain Station. DVP application to vary building setbacks at the north and east property lines.

File No. 7915-0361-00

It was

Moved by G. McGarva

Seconded by T Coady

That the Advisory Design Panel (ADP)

recommends A (support) - 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 application recognizing that the project was shaped by constraints.

Site

- The main entry is “pinched”. Corner is a challenge (too tight) for volume of pedestrian. Not fully sure the proposal anticipated the ridership that may result due to relationship with LRT and adjacent development.

Building Form and Character

- Support the simplified form and materials.
- Colour and intensity at entrances is applauded. Suggest more colour at the entrance along the parkway, could be coloured glass. Colour can be a beacon for wayfinding.
- The escalators could be more immediately visible through the glass using lighting.
- The mullion pattern is reminiscent of city hall and could make more substantive inference.
- Important that the redundancy of mezzanine space is not value-engineered out enabling this simple form to bring a visual order to the overwrought structure of the existing station.
- Good intuitive wayfinding throughout the facility despite multiple levels. There is a crossover path and this could be diagramed more clearly.
- Ensure that the removability of the knock out panel is highlighted for the future.

Landscaping

- Planting is appropriate, very hardy. Really like the gingko trees.
- Consider locating the fence on both sides or in the planting to partially conceal and can be lit from lights within the planters area.
- The light paved colour could be an issue with showing dirt/gum. The existing area looks horrible.
- Landscape lighting at entrance along 103 Avenue entrance; key to feature of layering of public realm.

CPTED

- Clear and open with a sense of safety.
- Concerns with potential safety of temporary parking lot. The solid sidewall could be opened up in the interim to provide overlook from the mezzanine.

Accessibility

- Recommend signs be according to CNIB requirements.
- Recommend elevator buttons be wheelchair accessible.

Sustainability

- Recommend consideration of more bike racks.
- Consideration of landscaping at the roof level.
- Good use of natural light.
- Good reuse and economical choice of materials.
- Nice adaptive re-use of an existing building.

2.

4:45 PM

File No.: 7915-0223-00
 New or Resubmit: New
 Description: 4-storey apartment building and 24 townhouse units
 Address: 14790/75 – 101A Avenue and 10160 – 149 Street, Guildford
 Developer: MOSIAC Homes
 Architect: Raymond Letkeman Architects Inc.
 Landscape Architect: Sharp and Diamond
 Planner: Jeff Denney
 Urban Design Planner: Mary Beth Rondeau

The Acting City Architect presented an overview of the project:

- This site is unusual in that there is no road going through. A private driveway exists around for the adjacent strata and the owners will not entertain sharing a road so a public pathway through the site is provided. This has precedent in the area with other pathways which are extremely well used in the community due to the lack of road network.
- Residential towers were originally proposed on this site. The lower density is supported and generally staff have no specific issues with the proposal.
- The reduced parking is supported given proximity to transit.

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

- This is a unique infill site, surrounded by very little street frontage.
- This urban site will consist of a mix of accommodations with townhouses and condos and is close to major transit corridors and public transit, including proposed LRT on 104 Avenue.
- The clean, modern look will have a contrasting colour palette of black and white building components.
- Materials include vinyl and hardie lap for siding along with brick cladding.
- Parking is located underground with some visitor parking situated at grade in the auto courtyard.

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

- Planting will be low maintenance and have low watering requirements.
- The condo units and homes will have big patios and decent yard spaces. The ground level will have planted edges using a combination of fencing and trees for privacy from surrounding condos. Edge conditions will be appealing.
- Electrical kiosks are separated from public and resident pathways and will be screened by planting.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

4-storey apartment building and 24 townhouse units

File No. 7915-0223-00

It was

Moved by S. Vincent

Seconded by T. Coady

That the Advisory Design Panel (ADP)

recommends - C (conditional support) 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

The Panel in general, felt the site layout was acceptable and the package required further information including a shadow study, full renderings, sustainable features and a site lighting plan.

Site

- Consider moving parking ramp and showcasing the amenity building.
- Suggest the auto court visitor parking be reduced in favour of plaza space or commons. Surface visitor parking is likely good for safety but could be a source of irritation to adjacent homes and takes up valuable frontage.
- Eastern townhouse block and amenity building could be moved off alignment to improve site plan.
- Adjacent relationships and grading to be further developed to ensure respectful transition to adjacent existing developments.
- Consider flipping the condo building to allow for a better outdoor space with sun access.

Building Form and Character

- Amenity building is a gem and the townhouses generally successful.
- The amenity building ridge vent could be removed if not required.
- Suggest the townhomes "end pop outs" be brick on both ends.
- Townhouse "long" facades would benefit from more generosity in material, particularly at the lower level.
- Proportion of townhome windows are "off" lower floor is too tall and second floor is too short. Develop detail pattern for privacy screen.

- The relationship between “hip” and gable roofs are awkward. Consider metal roof.
- The condo building needs more work. This largeness of simple form needs tempering with intimacy and detail. Discipline in composition is apparent and sound, modern character is a benefit, although some sentimental features may not be necessary.
- The large hip roof weakens the form; consider gables for both “pop outs” and upper roofs.
- For the materials, consider alternate material than vinyl siding. The zones of materials not working and could be solved with a rhythm or codification. The bold contrasting palette is striking and works.
- The blind bedroom in the B units could be used to re-order the building articulation.
- Recommend providing access to natural light to corridors in condo buildings with skylight or windows at corridor ends.

Landscaping

- The amenity areas and use of simple plant palette are good.
- Good control of fencing and privacy; however, edges still require some work.
- Suggest a “natural” play area for kids be added since there is no nearby park and add seating.
- Consider development of community gardens.

Accessibility

- Recommend providing access to townhouse at grade.
- Recommend 5% of apartment units be wheelchair friendly.
- Recommend providing 1 wheelchair accessible space in visitor underground parking.
- Recommend elevator button panel be horizontal.
- Recommend entrance call buttons be accessible.

Sustainability

- Recommend suites are adequately ventilated as per 9.36 of NBC.
- Consider putting insulation outboard of structure and air barrier.
- Recommend high performance mechanical and HVAC system.
- Consider using 3rd party rating tool such as Built Green or LEAD for midrise.
- Consider capture and re-use of rain water for irrigation of “community garden”.

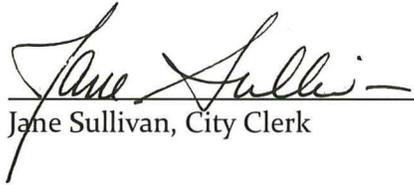
C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 26, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:40 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel