

Present:

Chair - L Mickelson
M. Ehman
S. Forrest
M. Higgs
D. Newby
M. Younger
M. Vance
S. Vincent

Guests:

G. Burwell, NORR Architects Planners Inc.
A. Moolin, NORR Architects Planners Inc.
G. Gongos, SSBC
T. Wolf, Studio One
S. Attal, Studio One
H. Abarca, Studio One
N. Niamir, Studio One
P. Campbell, PMG
C. Griffiths, PMG

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by S. Vincent
Seconded by M. Ehman
That the minutes of the Advisory Design

Panel meeting of November 12, 2015, be received.

Carried

M. Younger declared a conflict of interest and excused himself from the discussion of the first agenda item.

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

File No.:	7915-0212-00
New or Resubmit:	New
Description:	DP and DVP for addition to Surrey Courthouse
Address:	14340 - 57 Avenue Newton, City of Surrey land
Developer:	Ken Woodward, City of Surrey
Architect:	Glenn Burwell, NORR Architects Planners Inc.
Landscape Architect:	Andrew Moolin, NORR Architects Planners Inc.
Planner:	Taryn Hayes
Urban Design Planner:	Mary Beth Rondeau

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

- The addition to the existing courthouse includes courtrooms, judicial chambers, judicial hearing rooms and a holding area. The location is set up to ensure that the two systems (public and judicial) do not intertwine.
- The objective is to produce a facility that gives a dignified expression to the provision of justice and secondly, tie into an existing building.

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

- Some existing trees will not be retained and replacement trees will be planted that will actually increase the trees. The new trees in the area will provide shade and planting will provide a sense of enclosure to the picnic nodes without obscuring sight lines.
- The re-routing of the path will complete the circulation patterns and accommodate relocated site furnishing. The new amenity area will have picnic benches and bench seating.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP and DVP for addition to Surrey Courthouse

File No. 7915-0212-00

It was

Moved by M. Ehman

Seconded by S. Vincent

That the Advisory Design Panel (ADP)

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

Carried with D. Newby opposed.

STATEMENT OF REVIEW COMMENTS

In general, the Panel supported the application overall and felt that the north façade needs improvement. The visual material is well prepared and valuable to the comprehension of the scheme.

Site

- Appropriate, given the existing circumstances and requirements of the project.

Building Form and Character

- It's a challenge adding onto an existing building but has achieved that challenge in general. The clean architectural expression is commendable.
- The separation between the existing and new building is not expressed in the massing and elevation.
- The north motor court façade is somewhat monolithic and could be treated at the pedestrian level.
- The exterior appearance at the south east corner related to the grades could be stronger.

Landscaping

- It appears that the existing landscape approach is being maintained which is positive and appropriate.
- The design is simple and elegant. Consider adding trees in the staff parking lot which will provide some relief to the north façade.
- Consider proving a logical path for employees to get to the sitting area and connecting around the southeast corner.

CPTED

- No comments pertaining to CPTED.

Accessibility

- Recommend elevator button panel be placed horizontal.
- Ensure there are adequate disable parking spaces.

Sustainability

- No comments pertaining to sustainability.

2. 4:45 PM

File No.:	7915-0344-00
New or Resubmit:	New
Description:	Rezoning and DP for three 4-storey apartment buildings with a separate indoor amenity building, with a total of 236 dwelling units and underground parking.
Address:	10555, 10577, 10595 and 10607 – 140 Street
Developer:	Victor Setton, Porte Homes
Architect:	Shoghig Attal and Tomas Wolf, Studio One Architecture
Landscape Architect:	Patricia Campbell and Caelan Griffiths, PMG
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect presented an overview of the project:

- Staff has no specific issues with use, form or density.
- The south side of property has a multi-use pathway; along 105A as a greenway street that will connect to Guildford.

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

- The City requested allowance for a pedestrian walkway between the future 105A Avenue and Forsyth Park. A 4m dedicated path is proposed along the west side of the property.
- The site slopes from the east to west with the side along 140 Street being flat, Buildings A and B are elevated parallel to 140 Street with Building C set about 1m higher.
- The contemporary vocabulary of the building is used in the façade treatment, material and rhythm of the elevations.

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

- The design reflects the potential buyers. Through market research, the development will be inhabited by young, single couples starting out. The landscape design reflects a dynamic, fun place for young people to reside.
- The townhouse units will have yards with patios onto path and individual entrances.
- The amenity space for indoors is in the courtyard and the outside amenity areas will provide seating and garden plots for residents' use.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
4-storey apartment building and 24 townhouse units
File No. 7915-0344-00

It was Moved by
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 supported the project generally overall and commended the completeness of the submission.

Site

- Good use of area for such a dense site and commend the response to grading.
- Concern with the diagonal entrances from corners into the courtyard and effect on the livability/noise to windows of adjacent units and the bedrooms in particular.
- The parkland to the north would be a great amenity if it was developed rather than undeveloped as it is now.

Building Form and Character

- The pedestrian scale treatment around the building was commended.
- The overall massing was considered to be well resolved.
- The modern aesthetic is appropriate and hopeful for the emerging area.
- There were differing opinions on the graphical treatment of facades. The rigor of the finish material and windows work together and reduce the scale overall. However, there is a heaviness and monotony created by the pattern as well.
- Some of the windows may be unnecessary. Motif with colour may be enough to balance the rigorous planning. There may be more elements than necessary making the overall appear too busy. Resolution is not quite there.
- Suggest more use of wood material into north, west and inside courtyard to break-up those elevations.
- There were differing opinions on the amenity building design; it should have more in common with the main building or could be developed more as a specialty element.
- The ground floor access is excellent for providing lots of activity around the building with a good level of detail to provide interest and diversity.

- The garage entrance at the bottom of the ramp creates a tight turn and would be better if aligned with drive aisle.

Landscaping

- Overall, the landscaping and details are well thought out. Commend the texture and variety of landscape material particularly around the outside edges.
- The amenity courtyard surrounding the amenity building is good. Consider relocating the outdoor fireplace to primary open area. An area for infants/toddlers is welcomed. Suggest integrating non-traditional kid's active area in the nodes.

CPTED

- Commend the lighting and having lots of "eyes" on the street.

Accessibility

- Recommend 5% of units be wheel chair friendly.
- Recommend power doors at entrances.
- Recommend elevator buttons and call button panels be horizontal.
- Recommend providing emergency call buttons in elevator lobby.
- Recommend amenity centre have wheel chair accessible washroom (unisex).
- Disabled parking is adequate.

Sustainability

- Commend the use of openable windows for all occupied spaces on exterior walls.
- Commend the great strategy for the irrigation system and use of cistern. Recommend that this strategy be maintained within the project.
- Consider metal solar shades instead of wood for the amenity building.
- Encourage the use of heat recovery ventilators for enhanced indoor air quality.
- Consider a green roof for the amenity building.
- Encourage careful consideration of the insulation strategy to separate the underground parking to occupied areas above.

3. 5:30PM

File No.: 7915-0035-00
New or Resubmit: Resubmit
Description: 68-unit apartment building and 34 townhouse units on top of existing parkade (was Newton Public Market)
Address: 6388 King George Boulevard, Newton
Developer: Eddie Chiu, 1022081 BC Ltd.
Architect: Wilson Chang, MAIBC – Wilson Chang Architect
Landscape Architect: Meredith Mitchell, BCLSA – M2 Landscape Architecture and Arboriculture Ltd.
Planner: Keith Broersma
Urban Design Planner: Mary Beth Rondeau

The Acting City Architect presented a brief overview of the resubmission and highlighted the following:

- Riparian areas are dedicated to the Parks Department and fenced a no entrance zone to preserve fish habitat.
- The vehicular access to King George Blvd is via the north site through an easement.

The Project Architect presented an overview of the improvements made to the project in response to the recommendations from the Advisory Design Panel on from the August 6, 2015 meeting.

The Landscape Architect presented an overview of the improvements made to the project in response to the recommendations from the Advisory Design Panel from the August 6, 2015 meeting.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

File No. 7915-0035-00

It was

Moved by D. Newby

Seconded by M. Higgs

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

The Panel considered the applicant responded positively to the previous recommendations by the Panel and commended the applicant for improvements to the project and the effort to reuse a structure and revitalize the site. The area of concern for the Panel was the landscape design.

Site

- While the change to the site plan by flipping the townhouse/apartment blocks was commended, the landscape design and treatment of the fire access needed significant design development.

Building Form and Character

- Locating of the apartment building on the north and the townhouses on the south is the key to the overall improvement to the plan. It allows spaces between the buildings to the south to open up and provide some light to the fire access lane.
- The indoor amenity space needs further development with consideration of things to draw people in such as a fireplace, A/V, kitchen, etc.
- Consider lowering the roofline above the indoor amenity to allow for more sun exposure in the outdoor amenity area.
- The larger units should be designed for families with storage and adequately sized living spaces.
- Storage seems to be lacking in the parkade.

Landscaping

- Although the landscaping is described as “playful”, it is not engaging and the landscaping of the central courtyard along the fire access lane is incongruous.
- More control is needed at the west end of the fire access which appears to be arbitrary. Recommend bollards (removable) are used to keep vehicles out day to day. Consider vehicular arrival such as an auto court drop off.
- The water feature is not successful.
- Consider revisiting the surfacing of the fire lane to provide better scale such as panels rather than the curved feature. The stamped paving may not be smooth enough for stroller wheels etc.
- The development proposal has changed to accommodate families with more 3 – 4 bedroom units and the amount of useful open space should be proportional.
- Need to consider more opportunity for play for all age groups. The mounds may not be useful.

CPTED

- No comments regarding CPTED.

Accessibility

- Recommend 5% of apartment units be wheelchair accessible.
- Recommend power doors at entrances.
- Recommend elevator call panels be horizontal.
- Recommend emergency call buttons in elevator lobby.
- Recommend wheelchair accessible washroom in indoor amenity space.
- Recommend wheelchair accessible parking underground.
- Recommend providing good access to the amenity space.

Sustainability

- Building elevation drawings don't clearly show operable windows; however, they are noted in the response to previous comments. Recommend maximizing these.

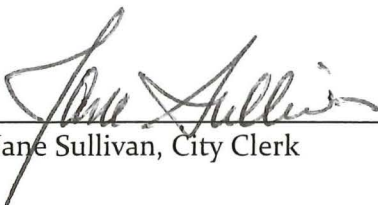
C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, December 10, 2015.

E. ADJOURNMENT

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



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel