

Present:Chair - L Mickelson
M. Ehman
E. Mashig
C. Taylor
M. Vance**Guests:**S. Aepli, Francl Architecture
J. Cutler, Space2place Design Inc.
T. Uhrich, City of Surrey
J. Owen, City of Surrey
N. Viridi, Architect
K. Koroluk, Landscape Architect**Staff Present:**M. Rondeau, Acting City Architect
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant**A. RECEIPT OF MINUTES**

It was

Moved by M. Ehman
Seconded by C. TaylorThat the minutes of the Advisory Design
Panel meeting of November 26, 2015, be received.Carried**B. NEW SUBMISSIONS****1. 4:00 PM**

File No.:	7915-0375-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP/DVP for the West Village District Energy Facility located in the City of Surrey Park (Park design shown for context only)
Address:	103A Avenue and 133 Street
Developer:	Waleed Giratella and Jason Owen, City of Surrey
Architect:	Stefan Aepli, Francl Architecture
Landscape Architect:	Jeff Cutler, Space2place Design Inc.
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect noted that this is a City facility and Planning has no specific issues. The ADP review if for the building and the park design has already been completed as a separate process.

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

- This is a two-level, natural gas boiler facility located within an urban park with the lower level below grade. The mandate is to occupy a maximum of 1/3 of the park space.
- The use of natural gas at the facility is an interim plan. Eventually, when the biomass utility of sustainable energy is supplying the whole city centre region for a base load, the boiler will then only kick in occasionally.
- The proposal situates the energy centre to the west corner of the park. The strata of the building to the north of the facility have expressed their support of the development as they believe it will assist in mitigating the undesirable east to west movement that is currently occurring.
- An acoustic engineer will assist to address any noise level concerns as this is a residential neighbourhood.
- From the perspective of public access, there is a great indoor/outdoor relationship and the entry level will be universally accessible.

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

- The front of the site will have perennial planting where maintenance access to the boilers may be required in the future and other planting around the edges of the site along with seating.
- Some existing trees will be preserved; however, a number of coniferous trees cannot be retained. Coniferous trees will be planted to replace the trees that are removed. The new plantings will be placed strategically on the site to provide year round structure to the space.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
DP/DVP for the West Village District Energy Facility located in the City of Surrey Park (Park design shown for context only)
File No. 7915-0375-00

It was Moved by C. Taylor
Seconded by E. Mashig
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 site configuration and complimented the natural design of the building within the park.

Site

- The natural desire line cutting across the park should be considered rather than following the circular path.
- Concerned with potential shading from 18 storey building planned across the street.

Building Form and Character

- Commend reducing the overall massing of the building by setting one storey below grade.
- The building is honest and functional. One would expect to see this building extend more into park such as green roof elements.
- The use of too many materials might dilute the overall idea of the site. Consider continuing the warmth of the wood into the external cut-outs.
- The detailing on the standing seam metal siding needs more attention to pull off.
- Concerned about battered (angled) walls and consider sun reflection from the angles.
- Consider reinforcing cementation panels at pedestrian level to minimize vandal breaking.
- Concerned about acoustics generated by mechanical plant and how it may impact the surrounding uses and the park.

Landscaping

- Suggest bike racks and some wayfinding to major greenways.
- Interpretive signage about the facility would be helpful and could be done in an artful way.

CPTED

- The setback area along the north needs to be thought out more clearly with features to reduce unwanted activity in that area.

Accessibility

- Recommend washroom be wheelchair accessible.
- Recommend power doors at entrance.
- Ensure the wall in the observation hallway is no higher than 42 inches to enable anyone in a wheelchair to observe.

Sustainability

- No comments regarding sustainability.

2/3. 4:45 PM

File No.:	7906-0121-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	General DP for a commercial/banquet hall/warehouse site. Rezoning to CD. DVP for parking reduction.
Address:	12697, 12725, 12743, 12779 – 80 Avenue 8053 & 8063 – 128 Street Central Newton Cultural Commercial District
Developer:	Subash Chander, Vancouver Punjab Cloth House
Architect:	Nirbhai Virdi, Architect
Landscape Architect:	Keith Koroluk, Landscape Architect
Planner:	Melissa Johnson
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect presented an overview of the project:

- The project is situated in the Newton cultural area at 128 Street and 80 Avenue. This is currently an industrial area but became more retail oriented, an example is the Payal Centre. Design guidelines suggest more contemporary character with lots of lighting and colours for both buildings and the sites.
- This project has been ongoing since 2006. Staff worked a long time with the development team. Thus a generalized DP is being brought forward to establish the use, form and density. Detailed DPs will follow.
- A substantial slope exists from the west of the large site. The multi-use program consists of retail, office and 2 banquet halls with some industrial in the northwest corner. One existing building will remain and be renovated. The proposal is phased to keep several buildings that have longer leases.
- Staff is generally supporting the overall use, form and density.

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

- The project will be built in 3 phases and with each phase the existing building on the lot will be demolished. The project consists of construction of 8 buildings with 2 banquet hall buildings and a bank. The plaza will consist of many different uses including retail, banquet halls, banking, commercial, restaurants, grocery stores, clothing stores, etc.

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

- The overall urban context and building massing, the central courtyard was developed to create a natural, open space and will have a special paving which creates the natural sense of space for special activities and events. According to the shadow plans, there is sunshine most of the year.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

General DP for a commercial/banquet hall/warehouse site. Rezoning to CD. DVP for parking reduction.

File No. 7906-0121-00

It was

Moved by E. Mashig

Seconded by C. Taylor

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

The Panel supported the general site layout and form of the buildings.

Site

- The circulation has been well thought out for this challenging site.
- A central plaza without cars could be a wonderful element for the site. Important to consider removal of cars from central plaza. It would be a great service to the project to keep the space pedestrian only. There is an opportunity for moveable tables, chairs and umbrellas in the summer and food kiosks. Take the plaza paving right to the banquet halls.
- Concerned about the ring roads around the plaza; consider less roads all around. Could anchor the plaza to the banquet hall buildings with minor vehicular access for banquet events.
- Restaurants should be oriented to the plaza and primary pedestrian routes rather than in the corner facing north.
- Site layout can be improved by aligning primary site circulation with atriums (i.e. change Building G to be more like a mirror of Building B).
- The primary gateway to the site from 128th should be more developed such as a wider aperture between the buildings and give more presence of the centre plaza.
- The repetitive signage elements on the street appear overdone but could be designed as a positive element.

Building Form and Character

- Generally the forms are nicely laid out around the site.
- The stepping forms aren't necessary and create a 'wedding cake' look. Could be full 3 storeys without stepping.
- Concerned with sameness of forms, could have more of a variety such as architectural landmark element(s).
- Recommend sound study for the banquet hall.

Landscaping

- The pedestrian experience on the sidewalk is currently lacking. Reconsider having more pedestrian connections at the main entrance of the banquet halls and the retail to the east and west; prioritizing the pedestrians.
- The proposal lacks green space; consider more landscape and trees and consider irrigation.
- Consider irrigation and soil cells or structural soil for trees.

CPTED

- No comments pertaining to CPTED.

Accessibility

- Ensure handicap parking spaces are to code.
- Appreciate the summary description of disabled access.

Sustainability

- There are no comments pertaining to Sustainability.

3. 5:30PM

File No.:	7906-0121-00
New or Resubmit:	WORKSHOP ONLY
Last Submission Date:	n/a
Description:	Detailed DP for commercial buildings B and C
Address:	12697, 12725, 12743, 12779 – 80 Avenue 8053 & 8063 – 128 Street Central Newton Cultural Commercial District Subash Chander, Vancouver Punjab Cloth House and others
Developer:	
Architect:	Nirbhai Viridi, Architect
Landscape Architect:	Keith Koroluk, Landscape Architect
Planner:	Melissa Johnson
Urban Design Planner:	Mary Beth Rondeau

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**Detailed DP for commercial buildings B and C**

File No. 7915-0121-00

WORKSHOP STATEMENT OF REVIEW COMMENTS**Building, Form and Character**

- Buildings are symmetrical. Suggest considering a variety of configurations (also incorporate comment from the generalized DP on landmark features).
- Recommend using reflective glass carefully.
- There is a discord between Building B and C, one is fun, vibrant and the banquet hall building is conservative.
- The cornices on tilt-up building feel out of character.
- Corner elements are too traditional and should be simplified.
- Consider more variation in the CRU widths and variations in awnings.
- Consider using reflective glass sparingly.
- Provide 3D renderings of plaza building and streetscapes for next presentation.

Building B:

- The south face is unsettling. Suggest making more of a connection between the ground and roof.
- The portico element with the slender (rickety) elements on the bulky building are difficult – feels something like a ‘boomtown’ front.
- Reconsider colours in façades. Seems a bit subdued for a “party building”.

- Suggest exploring double moveable walls between banquet rooms for acoustics.

Building C:

- Suggest an elevation shift of the lobby to align with the sidewalk in the front of Building B. Reconsider restaurant on the north side and relocate to the south especially with the outdoor plaza.
- Rethink the restaurant garbage and loading location.
- The curved elements appear to be foreign.
- The north facing roof deck on the 2nd floor is questionable.
- The use of colour is commended. The application of the colour needs more work.
- Consider using 1 colour of tile per building rather than alternating 2 colours or, consider deleting tile altogether.
- Tile can be an issue for potential vandalism.

Accessibility

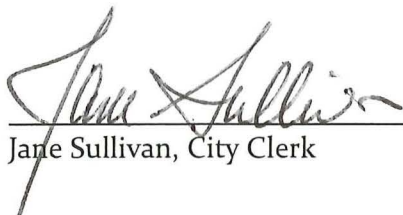
- Recommend emergency call buttons in the elevator parking lobbies.

C. OTHER COMPETENT BUSINESS**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for **Thursday, January 14, 2016.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:15 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel