

Advisory Design Panel Minutes

Present:

Chair - L Mickelson
M. Ehman
M. MacCaull
E. Mashig
R. Solivar
D. Staples
C. Taylor
M. Vance
M. Younger

Guests:

C. J. Kavolinas, C. Kavolinas & Assoc. Inc.
L. Barnett, Barnett Dembek Architects
M. Dembeck, Barnett Dembek Architects
M. Yip, PMG Landscape Architects
R. Khaliq, 0707784 BC Ltd.

Staff Present:

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

The Acting City Architect introduced two (2) new architect members to the Panel: R. Solivar and D. Staples.

A. RECEIPT OF MINUTES

It was

Moved by M. Ehman
Seconded by C. Taylor

Panel meeting of December 10, 2015, be received.

That the minutes of the Advisory Design

Carried

B. NEW SUBMISSIONS

1. 5:00 PM

File No.:	7915-0209-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, Subdivision (consolidation) and DP for a one-storey commercial building.
Address:	2368 & 2390/2392 - 156 Street
Developer:	Dosanjh Ventures Ltd.
Architect:	Lance Barnett, Barnett Dembek Architects
Landscape Architect:	Clark Kavolinas, C. Kavolinas & Assoc. Inc.
Planner:	Doris Ho
Urban Design Planner:	Nathan Chow/Mary Beth Rondeau

The Urban Design Planner provided the following comments:

- Site layout and grading issues were resolved with staff. The landscape buffering on the east line benefits the future single family residential. The

scale of the proposed project fits appropriately with the existing services in the area. A 'split sidewalk' is proposed along the streets and the walkways between the planters could be wider.

- Staff has no specific issues with this proposed development.

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

- This one level retail building is situated close to the street to encourage pedestrian circulation at the front of the development. Parking is available at the back of the property.
- Spandrel panels have been introduced to reduce glazing. Signage is only in the front to encourage the frontal expression.
- 23A Avenue will be dedicated for vehicle access to the development on the south side. The road will connect from 156 Street through to 157 Street once the development on the adjacent site is completed.
- The client agreed to provide an Electric Vehicle (EV) charging station. Location of EV station will be confirmed.

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

- A number of landscape planter beds on 156 Street will link to the main sidewalk.
- The back of the parking lot will have a hedge and landscaping in front of the hedge with large native Dogwood trees, perennials and exotic grasses for year round appeal.
- The garbage bin and electric kiosk have been screened with hedging.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning, Subdivision (consolidation) and DP for a one-storey commercial building.

File No. 7915-0209-00

It was

Moved by E. Mashig

Seconded by M. MacCaull

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 the Planning Staff, resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel supported the project and noted it was well done and straight forward. Concerns about the narrowness of the pathway fronting the building were raised and it was recommended that the pathway width be extended.

Site

No concerns or comments for site.

Building Form and Character

- Consider bolder tones, colours feel dull.
- Consider deeper elevation insets at bays.
- Commend the break-up of two façade and suggest eliminating corner on lower buff coloured portions of two facades.
- Concern with canopy conflict with trees along 156 Street.
- Concerned with height of canopies at 17' high and not creating proper weather protection.
- Corner pedestrian entrances could be better resolved potentially with angled corner entrances. This would help strengthen the pedestrian experience and entry sequence.
- Consider signage at 23A Avenue (parking lot entrance).
- Consider design to restore conflict between mullion and vertical above in the façade.

Landscaping

- The walkways between the planters along the streets are too narrow. Consider creating areas for pausing with benches or loose seating, if possible, to help activate the area.
- Consider alternate to grass, i.e. ornamental grass on the boulevard.

CPTED

- Consider lighting carefully to ensure balance of safety for parking in the rear of the building and the adjacent residents.

Accessibility

- Ensure there is wheelchair letdown by disabled parking space (not indicated on plans).
- Ensure public washrooms are wheelchair accessible.
- Recommend power doors at entrances.

Sustainability

- Ensure storm water detention requirements are met.
- Consider the impact of any vestibules and how they would be accommodated should multiple CRU's be combined, resulting in a large enough space that would trigger the code requirement.
- Consider run-off from parking lot and sidewalk into storm H2o planting.

2. 5:45 PM

File No.:	7915-0390-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, Subdivision (consolidation) and DP for 6-storey, 156 unit apartment building
Address:	13270 & 13286 King George Boulevard 11079 & 11089 Ravine Road
Developer:	0707784 BC Ltd. (Rana Khaliq)
Architect:	Maciej Dembeck, Barnett Dembek Architects
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Christopher Atkin
Urban Design Planner:	Mary Beth Rondeau

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

- Issues with grades have been resolved by stepping the building down to King George Blvd and deleting an existing retaining wall. The building had to be setback to meet sky train requirements which, also provides room to add some large native trees in that space. These are a good buffer to sky train and add to the creek riparian area across Ravine Road.
- Staff has no specific issues with this proposal.

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

- This site is located on the northwest edge of Surrey City Centre. The large framed 6-storey building is U-shaped and is parallel to the sky train.
- Units with street addresses will have semi-private yards and outdoor patios that will be separated from the street with vegetation.
- A private courtyard takes advantage of the southern exposure and the glass walled lobbies are accessible at grade.

- Along King George, planting will be in place to create a buffer and some separation. Large Evergreen trees will be along the edge on top of mounds with understory shrub planting to create screening of the sky train.
- The building splits with 2 firewalls through the U, to allow the building to step down the site slope.

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

- An outer row of canopy trees will be between the curb and sidewalk with a second row between the sidewalk and patio spaces.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning, Subdivision (consolidation) and DP for 6-storey, 156 unit apartment building

File No. 7915-0390-00

It was

Moved by C. Taylor

Seconded by M. Ehman

That the Advisory Design Panel (ADP)

recommends B – that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project for the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The site diagram concept was generally supported.
- Consider smaller amenity building and use some of the space for more greenspace.

Building Form and Character

- There were concerns with the architectural resolution of the building and recommend more work:
 - Consider embracing the vitality of 6-storey wood frame construction rather than fighting against it. This could draw on European mid-rise forms.
 - The building can be scaled down using the steps in the building grades to create 3 masses.
 - The horizontal band around building does not appear to relate to anything.
 - The strong frames take away from the townhouse expression. Better to strengthen 2-storey base and individual entries of the townhouse units.
 - The use of materials appears indiscriminant. Consider applying materials based on form.

- The white stone could be replaced with brick below 4th storey to add richness. The white stone may not weather well.
- The stone applied columns are too thin and weak especially at the corner. Recommend extending timber columns down and using less stone at corners and frames.
- Consider upgrading the Hardie Panel; a bit more quality will provide some substance.
- Windows appear the same. Suggest providing more articulation.
- The colour palette is generally good.
- Recommend lower canopy elements at main entrances.
- Long internal corridors a concern and should add daylight or widened nodes.
- Consider an additional elevator and entrance lobby and enlarging the 132nd St lobby.
- The distribution of 1 to 2 bedroom units might be better served for this market if you had more 2 bedroom units.
- Recommend review of exits at parkade and roof deck for code compliance.
- An acoustic review was strongly recommended.

Landscaping

- Commend the rooftop gardens with edible plants and overall landscaping.
- Consider adding permeable surfaces throughout the site.
- The east lobby has special paving and the west lobby does not.
- Recommend adding bike parking in parkade and short term bike racks outside of the lobby entrances.

CPTED

- Consider fobbed gates at every entry point to outdoor amenity and lots of lighting.

Accessibility

- Commend the details of ramps for disabled accessibility.
- Recommend providing an additional elevator.
- Recommend 5% of units be wheelchair accessible.
- Recommend elevator and call buttons be horizontal to be reachable.
- Suggest main entrances have power doors.
- Recommend emergency call button in the elevator lobby (parking).

Sustainability

- Consider paying special attention to detailing of garden and planting areas on top of wood structured roof. Longevity is a concern.

- Consider use of continuously operating heat recovery ventilators for suites for improved indoor air quality. Integrate design with District Energy connection capability.

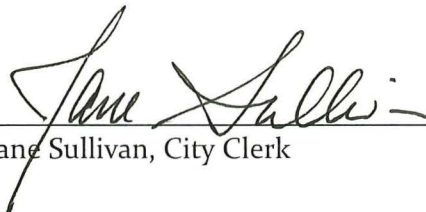
C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, February 11, 2016.**

E. ADJOURNMENT

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



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel