

Present:

Chair – L. Mickelson
M. Ehman
S. Forrest
E. Mashig
D. Nelson
D. Staples
D. Tyacke

Guests:

M. Heeney, Bing Thom Architects Inc.
L. Potopsingh, Bing Thom Architects Inc.
D. Lee, PWL Partnership Landscape Architects
T. Kyle , M2 Landscape Architecture
C. Kavolinas, Kavolinas & Associates
M. Patterson, Perry and Associates
B. Roberts, Sustainability Consultant
F. Roman, Concord Pacific

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Designer
L. Luaifofo, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by M. Ehman
Seconded by D. Nelson
That the minutes of the Advisory Design
Panel meeting of August 28, 2016 be received. Carried

The Acting City Architect addressed the Panel to clarify the voting process on projects. It was agreed that members will look at projects as a whole when voting and provide comments in each of their areas of expertise.

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:	7916-0240-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed DP Proposed 5-storey institutional building for SFU (Sustainability Energy and Environmental Engineering)
Address:	13408, 13418 and 13400-103 Avenue, portion of 13433-102A Avenue, 10281 University Drive and portion of lane
Developer:	Elizabeth Starr and Ian Abercrombie, SFU
Architect:	Lisa Potopsingh, Bing Thom Architects Inc.
Landscape Architect:	Derek Lee, PWL Partnership Landscape Architects Inc.
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect provided the following statement:

- The funded project has been on schedule despite the challenging deadlines. The subject site is pre-zoned as a general DP; therefore, use, form and density are set. Comments from the Panel will be more on specific aspects of the building.
- One of the matters with the project to note is the land use of the surrounding site that is east of University Drive. The transit hub located there will be redeveloped in the future.
- The massing of the building was scaled back to match the shoulder height of the “Prime” development to the north. Road alignment is in the plans for 102A Avenue and 103 Avenue.

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

- A special link is planned for between the skytrain station to the central atrium of the building which is on axis as the potential route for guests to enter the building. The front and main entry of the building is located on the south east corner off of the site and the plan is to make a connection to the existing SFU campus.
- The L-shaped site is a result of one missing site which SFU has recently acquired. The parking ramp is shared from the adjacent to the “Prime” high rise development. The west access ramp to the parkade for Prime will be shared with the subject for access to the one level of underground parking.
- The subject site is level except for a grade change of 2 m between the east and the west. There is a transition of stairs and a service elevator which takes the level change into account.
- In the future, a fully constructed 103 Avenue is proposed as well as a green lane.
- CPTED and security has been addressed. The building form does not create any pockets and a security gate will exist at the loading area.
- This program is oriented towards sustainability, the environment and clean energy. The architecture and location of building supports this.

The **Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- New boulevard trees are proposed. There is more bike parking and benches and in front of the area inside there is a café and movable seating with potential to be built inside and outside.
- The green lane will match the condition to the north with row of new trees and the landscape setback.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Detailed DP Proposed 5-storey institutional building for SFU (Sustainability Energy and Environmental Engineering)
File No. 7916-0240-00

It was Moved by M. Ehman
Seconded by D. Tyackle
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 Design Panel supported the application in general and commended the presentation, design concept and landscape.

Site

- The integration of the university institutional building into the residential uses has been well resolved.
- For the temporary open space created where the future road comes through, this could be better developed as a gathering spot in the interim.

Building Form and Character

- Elegantly resolved for a complex program resulting in a strong design concept.
- Extensive south facing glazing on level 5 (offices) may allow too much light in.
- The north façade facing the residents of the Prime development should be carefully considered.
- Consider refining the junction between pre-cast and cast-in-place at the north end.
- Interior atrium space could be further developed with movable furniture and other interesting ways to articulate seating.
- Bike access on the parking ramp should be considered given restricted access to elevator.

Landscaping

- Indoor/outdoor interface well treated.
- Future crossing from the transit hub to the atrium should be grand.
- Recommend expansion of the green lane to incorporate painting, basketball court, table tennis, special paving etc.
- Move silva cells to under the sidewalk and not under the bike lanes.
- Suggest dropping planters into slab for the 4th and 6th floors.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Concerns with everything being located at the top.
- Recommend power doors at entrances.
- Recommend accessible washrooms with power doors at entry.
- Recommend increase of disabled parking with one more space. Spaces can be changed to non-disable if they are not utilized; however, to create accessible stalls after completion is not simple.
- Recommend elevator buttons be horizontal (residential and university).
- Suggest that space for wheelchairs be dispersed throughout the lecture theatre and not all wheelchair seating in the same place.
- Recommend 5% of units be wheelchair accessible.

Sustainability

- Recommend car chargers be incorporated not just rough-in.

2. **5:15 PM**

File No.:	7916-0286-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	King George Corridor LAP Amendment, Rezoning and DP to permit 2-4 storey apartment buildings with underground parking
Address:	2619 King George Blvd/2594-2622 152 Street, South Surrey
Developer:	Forge Investments Inc.
Architect:	Mark Lesack, Ankenman Associates Architects Inc.
Landscape Architect:	T. Kyle, M2 Landscape Architecture
Planner:	Catherine Lisiak
Urban Design Planner:	Nathan Chow/Mary Beth Rondeau

The **Urban Designer** provided the following information:

- Significant mature, conifer trees are being retained on site.
- The existing residential context on King George Boulevard has significant hedging and on 152 Street there are mature conifers which results in the building setbacks that don't interface the street directly.

- The City generally supports the use, form and density and does not have any significant issues.

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

- Originally a 6 storey scheme was proposed and redesigned as 4 storey.
- The site layout was driven primarily by the tree retention.
- The objective with this project was to create a quiet building that has areas of accent and colour. The intent was to address the massing and create articulation through the decks. The minimum decks are 8 ft. Where possible, the decks are 10 ft. with the project.
- The building materials were chosen to compliment the design and the finish materials consist of cementitious cladding with aluminum reveals, metal cladding and metal guardrails with glass infill panels for the decks.
- EV stalls will be provided in parking to be shared by visitors and residents and bike storage facilities will be located at the first level of underground parking.

The Landscape Architect reviewed the landscape plan and amenity spaces and highlighted the following:

- The red thread is a sitting bench and the material is yet to be determined. The bench is the linkage between the trees and walkway between the buildings.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
King George Corridor LAP Amendment, Rezoning and DP to permit 2-4
storey apartment buildings with underground parking
File No. 7916-0286-00

It was

Moved by E. Mashig

Seconded by D. Staples

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The tree retention is admirable and knits well with the site planning/design.
- The building forms and offsets resulting from the efforts to retain trees appear to work well with the site.
- The 4-storey scale is appropriate. Commend the design of the project based on the shape of the site which is difficult.

Building Form and Character

- The overall architectural expression works well.
- The large, planar balcony elements need refinement of proportions and detailing. The size and depth across the entire unit will create dark units.
- The screens between units will also compromise the design clarity and reduce light further.
- The indoor amenity is below grade with no at-grade space connecting to the outdoor seating and social spaces.
- Consider relocation of the amenity space to be more central to Building A.
- The building entry seems to be an afterthought and is almost hidden from the streets.
- The grading plan for Building B shows 5% grading down into building entrance. Recommend raising it up and this will help amenity room.
- Reconsider the location of lobbies closer to the elevators.
- Additional entries could be located at the offsets in the forms.
- Building A drop-off needs a turnaround facility.
- The maneuvering in the parking garage at the ramps appears to be difficult.

Landscaping

- The red ribbon bench is interesting; however, competes with all of the other patterns and textures going on and needs more intimate spaces broken up within the ribbon.
- Very generous with planting and excited about planning and seasonality; however, the planning will require a lot of maintenance. Consider simplifying for more realistic maintenance.
- Reconsider the crushed, aggregate pathway, maintenance may want hard surface.
- Reconsider location of dog run to the back towards pathway.
- Consider higher quality material for pathway.

CPTED

- No specific concerns pertaining to CPTED.

Accessibility

- Recommend elevator button panels to be horizontal.
- Recommend call buttons at entrances.
- Recommend parking be accessible for wheelchairs.
- Commend parking on surface.
- Recommend the washroom in amenity space to be wheel chair accessible.
- Recommend 5% of units be disabled accessible.

Sustainability

- The major move for tree retention is acknowledged.

3. 6:20 PM

File No.:	7916-0366-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP for a third (final) phase of Park Place (Concord Pacific), to develop 42 storey residential tower with 3 storey podium, amenity space and 4 levels of underground parking
Address:	9887 Whalley Blvd., City Centre
Developer:	Fred Roman
Architect:	Park Place Towers Development Inc.
Landscape Architect:	Colin Shrubbs, DYS Architecture
Planner:	Chris Atkins
Urban Design Planner:	Mary Beth Rondeau

The **Urban Designer** noted the following:

- This project is the last phase of the original Infinity site that was taken over by Concord Pacific. With the original towers, the two towers were approved as a general DP and have now been proposed as one higher tower with a larger floor plate. Staff has no issues with the heavier floor plate or the slight increase in height.
- The transit station area is challenging but continues to improve with new development such as this.
- A linear walkway around the corner at Whalley Boulevard has been provided.

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

- The major influences on the setting orientation of massing of the building include the circulation routes and the location and orientation of existing buildings on and off the site.

The **Landscape Architect** provided an overview of the landscape plan and noted the following:

- The outdoor amenity space extends to the corner which is a challenge to make usable by residents.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP for a third (final) phase of Park Place (Concord Pacific), to develop 42 storey residential tower with 3 storey podium, amenity space and 4 levels of underground parking.

File No. 7916-0360-00

It was Moved by E. Mashig
Seconded by S. Forrest
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 appreciated the complete presentation and generally supported the proposal. A physical model for the tower would have been appreciated.

Building Form and Character

- The shifted forms in the tower is a clever way of solving tower floor plate repetition but needs more refinement to appear less relentless. Could emphasize the different materiality of glass and metal.
- For this final tower, a more special treatment with more panache would be expected.
- The townhouses along Whalley Boulevard are a big improvement and are well resolved. The indoor pool oriented along the transit driveway is a good addition.
- The base of the building at the inside area could be better solved to be more rational as the base meets the ground and the entry canopy scale.

Landscaping

- Issue with accessibility from transit to inside plaza area (need to go indoors to access various levels).
- The outdoor patio along the driveway to the inside of the site is a useful feature but is a bit barren and possibly too open.
- The tower drop off/entrance could create more of a “coming home” feeling with large planters and light.
- Recommend more detailing in railings; guard rails and fences.
- Outdoor amenity area at the corner is very exposed; people enjoying the area may want more privacy.
- Outdoor amenity program needs to be rearranged; play area should be accessible to all. Consider social space for parents adjacent for watching kids play, flexibility for the community garden and outdoor dog relief area.

CPTED

- No specific issues pertaining to CPTED comments.

Accessibility

- Recommend accessibility to the children's area and needs to be looked.
- Recommend elevator call buttons be placed horizontally.
- Recommend power doors at entrances where possible.
- Recommend emergency call buttons be located in parking lobby.
- Recommend 30 units to be disabled accessible.

Sustainability

- No specific comments relating to Sustainability.

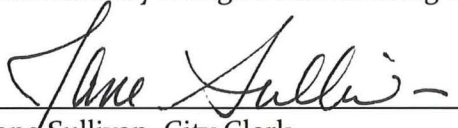
C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, October 13, 2016.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:30 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel