

Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 10, 2016
Time: 4:05 pm

Present:

Chair – L. Mickelson
M. Ehman
S. Forrest
K. Johnston
D. Ramslie
D. Staples

Guests:

J. Arora, DF Architecture
M. Chan Yip, PMG Landscape Architects
Z. Billimoria, MRAIC
A. Igel, Aplin & Martin Consultants
A. Castro, Aplin & Martin Consultants
J. Minten, JM Architecture Inc./Patrick Stewart
Architect
M. Grover, JM Architecture Inc./Patrick Stewart
Architect
K. Bae Park, CHP Architects
S. McLaughlin, Terra Housing Consultants for
Kekinow Native Housing Society

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by D. Staples
Seconded by L. Mickelson
That the minutes of the Advisory Design

Panel meeting of September 22, 2016 be received.

Carried

The agenda was varied.

C. OTHER COMPETENT BUSINESS

It was

Moved by K. Johnston
Seconded by D. Staples
That the Advisory Design Panel adopts the

2017 Meeting Schedule.

Carried

B. NEW SUBMISSIONS**1. 4:05 PM**

File No.:	7916-0215-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD and a DP for a 124-unit, 6-storey, street-oriented townhouses fronting 140 Street and Fraser Highway
Address:	9689-140 Street (City Centre)
Developer:	Rosa Shih, Pacific Land Group
Architect:	Jessie Arora, DF Architecture
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Jennifer McLean
Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** provided the following comments:

- The use, form of 6 storeys and density generally meet the policy for City Centre. The City Centre Policy is to achieve 2-storey townhouse interface in the 6 storey massing.
- Staff are working with the applicant on the resolution of the overall character of the 6 storey form and the shadowed amenity space. Staff are seeking the Panel's advice with these.

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

- The site is significantly sloped and the design has responded to this.
- The project proposes 2 separate buildings which are stepping with the slope.
- All townhouses will have porches facing the street; therefore providing street access.

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

- Canopy trees will be situated adjacent to the street and close to the parking lot.
- The top of amenity room has a children's play area.
- Water feature using rain water is proposed.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

**Rezoning from RF to CD and a DP for a 124-unit,
6-storey, street-oriented townhouses fronting 140 Street and Fraser
Highway**
File No. 7916-0215-00

It was Moved by S. Forrest
Seconded by D. Staples
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 ADP for review.
Carried

STATEMENT OF REVIEW COMMENTS

The Design Panel considered the site planning well resolved on the challenging sloped site and supports the use, density and form with further resolution of the overall character and shadowing of amenity.

Building Form and Character

- Recommend reducing the number of materials and distribution particularly where shown on building elevation drawings. Recommend removing stone cladding. The glulam at the entry is a good feature.
- The panelization of the Hardie can be better resolved and perhaps less efficient.
- The dark mass can be taken off. The stepping back and treatment of the top two floors can be reconsidered.
- The townhouse entrances appear too “commercial/institutional”. More planting can also be considered.
- The building graphics (the sketches, the renderings and the building elevations) are different and the sketches are the most appealing.
- The courtyard is going to be dark and in the shade; therefore, will not be used as much. Outdoor amenity can be located on the south building roof.
- Suggest covers for upper balconies.
- Recommend a review of 7-storey reports of north building with a Code consultant.
- The kitchens are simple and long with access to the washroom through the master room. Recommend access be switched around by the main living area.
- Suggest removal of the water feature at the lobby given these features are turned off in the winter months.
- Security in this area is important and suggest using a gate at the townhouse entries.
- The indoor amenity should be better programmed.
- One of the units appears to have access to the washroom thru the master bedroom.

Landscaping

- The slot beside the main entrance can be a gated pedestrian connection from 140 Street to internal courtyard.
- Significant improvement to the shady amenity courtyard and should be reconsidered.
- The stormwater feature in the courtyard should also be reconsidered in the cold and shady location. More permeable materials should be considered.
- The second floor amenity is also questionable and would need clearer rationale and detailing.
- Consider additional opportunities for urban agriculture with “edible landscapes”, native shrubs, berry producing shrubs etc.
- The landscape drawings should be more readable with more details.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend unisex washroom in indoor amenity.
- Recommend entrances have power doors with an accessible call button.
- Recommend elevator buttons be placed horizontally to minimize reach.
- Strongly recommend that 5% of the units be wheel chair accessible.
- Recommend installing an additional handicapped parking stall.
- Recommend emergency call buttons available in the parking lobby.

Sustainability

- Appreciate the rational approach to glazing and the directed daylight to spaces where possible.
- The location of the bike parking in the upper parking mezzanine is a good solution.
- The proposed re-use of water from rooftops and re-use into terrace gardens is supported with a more realistic approach in the courtyard.
- Recommend the use of high efficiency LED lighting where possible.
- Recommend lowering the number of spaces for parking as plan is 15 spaces over minimum given proximity to transit.

2. 5:25 PM

File No.:	7916-0161-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from CCR to CD (based on PA-1) and DP for a 3-storey childcare facility on a sloped site and surface parking.
Address:	15977-28 Avenue (North Grandview Heights NCP)
Developer:	Andy Igel, Architect, Aplin & Martin Consultants
Architect:	Andy Igel, Architect, Aplin & Martin Consultants
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** provided the following information:

- The large fir trees at the southeast corner of the site will be retained.
- The site is steep and staff has worked with applicant to address the appropriate setback to the riparian area.
- This is a leftover lot that had a notable house since demolished.
- Generally meets the intent of the policy for the area and staff are seeking advice on the fit with the building form and character.

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

- The site presents challenges with the slope, the riparian setbacks and the existing trees which determined the form and layout.
- The building was created to mimic the features from the school. Corrugated aluminum cladding will be on the outside along with vertical cedar with black stain and spandrel panel.

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

- The play areas worked around the existing tree root zone.
- Edible landscaping and non-poisonous plants considered.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**Rezoning from CCR to CD (based on PA-1) and DP for a 3-storey childcare facility on a sloped site and surface parking.**

File No. 7916-0161-00

It was Moved by S. Forrest
Seconded by K. Johnston
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 ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS**Site**

- Appreciate protection of existing high value trees by adjusting building location and views over the park/riparian area.
- More thought should be given to transition between entry drive/entry plaza/parking lot entry to building from a pedestrian circulation, safety, curbs etc.

Building Form and Character

- West elevation does not provide a friendly façade to adjacent school – no “eyes” on school.
- Consider providing more weather protection at the main building entry.
- Recommend color be introduced at the entry.
- North elevation needs more work. Recommend the incorporation of a break in materiality with windows.
- Recommend adding a reception area to the layout.
- Circulation is challenging; question why the access isn't at the bottom right hand corner. Currently, the functionality is challenged.
- Although stair access for parents is good, it may not be reasonable for strollers etc. with the proposed elevator location.
- Garbage and recycling are problematic; suggest removal of a parking spot to improve.
- Roof mechanical should be shown and architecturally integrated.

Landscaping

- It would be helpful to get the program for the daycare: age groups, numbers etc. to better understand play area design.

- At entry, consider vegetation buffer between parking lot and buildings/guard rail; current plan is a bit “cold” (lacking in warm materials, planting, colour) for a daycare.
- Consider integrating exposed walls (stair/building walls) and columns into child’s play opportunities i.e. climbing, graphic wall, art wall, chalk, etc.
- Explore possibility of integrating with child play, naturalized elements into rain garden.

CPTED

- No specific concerns pertaining to CPTED.

Accessibility

- Recommend lift to be relocated near the front of the building access and not through classroom.
- Recommend power doors at entrances.
- The location of parking is ok.

Sustainability

- Suggest the use of an electric base board and HRV’s as a mechanical strategy.
- Suggest bike parking for drop-off and for staff.
- Suggest the use of permeable materials at the parking area adjacent to the riparian area to keep any oil spills or leaks from vehicles out of the stream.

3. 6:25 PM

File No.:	7915-0365-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RM-15 to CD (based on RM-45) and General DP for the overall site for one 3-storey and three 4-storey buildings in three phases.
Address:	7561-140 Street (Newton)
Developer:	Kekinow Native Housing Society Sheila McLaughlin – Terra Housing
Architect:	Patrick Stewart, Architect, Patrick Stewart
Landscape Architect:	Kyoung Bae Park, CHPA
Planner:	Melissa Johnson
Urban Design Planner:	Nathan Chow

The **Urban Designer** noted the following:

- General Rezoning and DP permit considering primarily use, form and density which generally meets the intent of policy in the area.
- There is sensitivity from the neighbourhood related to increased traffic, density, noise and privacy.
- Overlook to the park to address safety issues showing circulating pathways and open towards the park.
- The Phase 1 amenity facility is oriented to the park for overlook and a more passive quieter open space on the south.

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

- The intent is to provide more housing for Aboriginal families, women and men given the current residents are aging and more of a mix is sought.
- The project consists of a broad mix of studio, 1 bedroom and 2 bedroom units.
- A parking study has been undertaken and reflected in the proposal.
- Trees retained along edges and especially on the south to maintain the buffer to southern adjacent residents.

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

- Fairly high dense area, and over all to provide as much common space as possible instead of providing individual common space to tie together and develop.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning from RM-15 to CD (based on RM-45) and General DP for the overall site for one 3-storey and three 4-storey buildings in three phases.

File No. 7915-0365-00

It was

Moved by D. Ramslie

Seconded by D. Staples

That the Advisory Design Panel (ADP)

recommends C – conditional support and that the applicant address the following issues to the satisfaction of the Planning & Development Department for the General Rezoning and DP and be brought back to the ADP for review with the detailed DP for Phase 1.

Carried

STATEMENT OF REVIEW COMMENTS

The Panel noted that the lack of details provided in the package limited the Panel's ability to provide complete comments; however, the Panel supports the use, 3 and 4 storey forms and density in general, for the project.

Site

- Concerns about the lack of arrival to the building. Requires an at grade visitor/drop-off parking and turnaround area.
- The outdoor amenity facing north rather than enhancing the south should be further considered noting that locating next to the park on the north makes sense.
- The site layout with the larger setbacks to the south appears to address the concerns of massing to the south neighbours.
- Pedestrian walkways need more work. They appear to be narrow and too close to the buildings.

Building Form and Character

- Concerns about the tightness and configuration of the Phase 3 buildings particularly related to the space between. Considering combining the two buildings into one, distributing the open space between the other phase buildings.
- Phase 1 exit stair appendage wrapping around the south of the building is a problem and with shadowing.
- Rooflines could be more flat and simple to reduce massing given sensitivity in neighborhood.
- Show a trellis over the ramp to parking.

Landscaping

- Explore outdoor family uses for child and family play.
- Distinguish between “private” spaces and “shared” spaces.
- Not sure new trees are needed along south boundary as this has the most solar exposure for lawn area.

CPTED

- Good CPTED; park becomes an amenity to the indoor space.

Accessibility

- Recommend a minimum of 4 disabled spaces.
- Recommend 5% of units be wheelchair accessible.

Sustainability


- Consider targeting higher performance targets similar to BC Housing with regards to energy efficiency.
- Explore more planting options focused on Native shrubs, edible plants and drought resistant plants.
- Support the use of low fixtures and high efficiency lighting.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, December 8, 2016.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:00 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel