

Present:

Chair - L. Mickelson
M. Enns
S. Forrest
K. Johnston
M. Lesack
A. Scott
R. Solivar
M. Younger

Guests:

B. Weih, Wensley Architecture Ltd.
M. Mitchell, M2 Landscape Architecture Ltd.
M. Dembek, Barnett Dembek Architecture Ltd.
S. Chan, Ionic Architecture Inc.
C. Kavolinas, C. Kavolinas & Associates Inc.
L. Barnett, Barnett Dembek Architects
M. Chan, PMG Landscape Architects

Staff Present:

M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Designer, Planning & Development
L. Luaifoa, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by S. Forrest

Seconded by A. Scott

That the minutes of the Advisory Design

Panel meeting of April 27, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. 4:03 PM

File No.:

7916-0641-00

New or Resubmit:

New

Last Submission Date:

N/A

Description:

Rezoning to CD. Development Permit to allow three 1-storey commercial buildings and one 6-storey mixed use (commercial/residential) building with underground parking. Total commercial floor area = 2,200 sq. m. Total apartment units = 82 units.

Address:

6396 King George Boulevard; South Newton

Developer:

Manuel da Silva, Yorkton Place Department Corporation Ltd.

Architect:

Barry Weih, Wensley Architecture Ltd.

Landscape Architect:

Meredith Mitchell, M2 Landscape Architecture Ltd.

Planner:

Keith Broersma

Urban Design Planner:

Nathan Chow

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

- Whereas the frontage along King George Boulevard strives for a strong commercial interface with the street, there is no expectation for this along 64 Avenue.
- Staff is seeking commentary from the Panel on the sense of arrival for the residential entry on 64 Avenue.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning to CD. Development Permit to allow three 1-storey commercial buildings and one 6-storey mixed use (commercial/residential) building with underground parking. Total commercial floor area = 2,200 sq. m. Total apartment units = 82 units.

File No. 7916-0641-00

It was

Moved by A. Scott

Seconded by M. Younger

That the Advisory Design Panel (ADP)

supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

The panel was overall supportive of the site concept and layout.

Site

- Encourage public art be done on site (i.e. at the corner exposure).
- Encourage more opportunities for pedestrian nodes within the larger whole.
- Recommend the median at 64 Avenue be extended to deter illegal left-hand turns.
- Consider the car fumes where the restaurant patio is located.
- Consider spreading apart the two commercial garbage bins for more even site access.
- The two PMT locations should be confirmed with BC Hydro for access.

Building Form and Character

- Good material palette, but suggest reducing to one fake wood material.

- Reconsider the use and need for the smaller amenity room, which could be combined with the western one. Concern with potential privacy issues between the amenity patios and adjacent units.
- Recommend providing a roof over the elevator lobby at the roof top amenity level.
- Unit mix could be more diversified and recommend more 3-bedroom units.
- Concern with residential deck narrowness. Inconsistency of deck projections over ground floor should be clarified.
- Recommend the elevator be set farther inside and provide two.
- The corridors have excess floor area and could be more efficient.
- Recommend more glazing on street elevation of Building 1.
- Consider the potential for more height at Building 2 as a prominent corner.
- Consider raising the parapet of the one-storey buildings or provide better quality screening.
- Recommend screening from above for roof mechanical with open slats.
- Recommend showing service rooms more realistically in each building.
- Confirm exiting from the underground parkade.

Landscaping

- Consider wrapping the north planters to the east elevation of Building 1.
- Consider larger caliper sizes for trees for more shade at install due to the large parking area.
- Recommend using on-site storm water management as features at grade for planters or permeable paving.
- Suggest extending the patio pavers to the columns at the west side of Building 1.
- Consider naturalized play elements for the roof using Archibald Creek as inspiration.

Sustainability

- Commend the use of the green roofs.
- Recommend that rainwater collection on roof be channeled to planting beds.
- Suggest considering permeable paving system for vehicular areas that are not above slab.
- Recommend providing a thermal break at all slab extensions (decks and overhangs) and at solar shading fins to preserve envelope thermal performance.
- Recommend the use of Heat Recovery Ventilators and direct ventilation to suites.
- Consider how vestibules will be accommodated for Commercial Retail Units (CRU) to meet energy code requirements.

Accessibility

- Recommend 5% of the units be wheel chair accessible.
- Recommend re-location of parking stall location.
- Recommend call buttons be placed horizontally at entrance.
- Recommend elevator buttons are placed horizontally.
- Recommend emergency call buttons in parking lobbies.
- Recommend power doors at entrances.

CPTED

- No comments provided specific to CPTED.

2. 5:15 PM

File No.:	7915-0425-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP Amendment, Rezoning and DP to permit two single-storey, multi-tenant, commercial buildings. DVP is required to reduce the minimum setback from top-of-bank for a Class A (red-coded) watercourse.
Address:	14451/14467/14483/14511 – 64 Avenue
Developer:	Sunmark Developments Inc.
Architect:	Maciej Dembek, Barnett Dembek Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** noted that the City is generally in support of the use, form and density of this project and have no specific issues.

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

- There is a creek behind the site which became the impetus for the wave feature on the buildings.
- There is shared driveway right of ways with the adjacent gas station to the west.
- Primary commercial frontage proposed along 64th Avenue with walk around from the parking.

The **Landscape Architect** presented the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
NCP Amendment, Rezoning and DP to permit two single-storey,
multi-tenant, commercial buildings. DVP is required to reduce the
minimum setback from top-of-bank for a Class A (red-coded) watercourse.
File No. 7915-0425-00

It was Moved by A. Scott
Seconded by K. Johnston
That the Advisory Design Panel (ADP) is not
in support of the project as presented and recommends that the applicant address
the following issues to the satisfaction of the Planning & Development Department
and re-submit to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The proposed loading bay is too tight and should be moved away from the residential. (Loading stall not likely required in Parking By-Law for this proposal.)
- Recommend re-location of garbage off of the main access.
- Consideration pedestrian link the residential (townhouse site).

Building Form and Character

- A number of suggestions were made related to refinement of the wave building treatment:
 - The proportion of the wave and canopy on top of the building seems heavy;
 - There are too many materials and colours breaking up the top piece
 - The canopy angle/shape appears contradictory and does not relate to the doors below.
 - The wave parapet appears a bit relentless and could be more playful. At the driveway opening from 64th, this could be a stronger piece.
- Improve the material treatment of the rear of commercial units.

Landscaping

- Consider building “flow” thematic to be mimicked in paring accents (i.e. blue wave/riparian).

Sustainability

- Recommended Bioswales be wider as 4.5 feet seems narrow for tree and shrub plants, slope and water retention.
- Recommend integrating storm water management with the adjacent site, if possible.

- Investigate potential for integrating south canopy for use as solar shade.
- Consider how vestibules can be accommodated for CRU spaces and above Energy Code requirements.

Accessibility

- Recommend power doors for commercial entrances.
- Reconsider the disabled parking and consider an additional parking stall if the demand is there.

CPTED

- No comments provided specific to CPTED.

3. 6:00 PM

File No.:	7916-0452-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning to CD (based on C-15) and DP for a single-storey commercial building and four-storey mixed-use building on King George Boulevard. The mixed-use building will have ground-floor retail with three stories of apartments located above (22 units).
Address:	6289/6295 King George Boulevard
Developer:	Maskeen Developments
Architect:	Sam Chan, Ionic Architecture Inc.
Landscape Architect:	Clark Kavolinas, C. Kavolinas & Associates Inc.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** noted that the City is generally in support of the use, form and density of this project and have no specific issues.

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

The **Landscape Architect** presented an overview of the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning to CD (based on C-15) and DP for a single-storey commercial building and four-storey mixed-use building on King George Boulevard. The mixed-use building will have ground-floor retail with three stories of apartments located above (22 units).

File No. 7915-0452-00

It was

Moved by L. Mickelson

Seconded by A. Scott

That the Advisory Design Panel (ADP) is not in support of the application as presented and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and re-submit to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Suggest that the public realm needs more organization. Recommend that the threshold between pathway and plaza on the north side be more integrated.
- Delineate the CRU's private space in the south plaza to separate it from the pathway around the building.
- The current parking ramp location creates a disjointed interior elevation and divides the lot. Suggest that it would architectural work better at the south end of the building.
- Suggest providing a designated area for daycare drop-off.
- Recommend spending more attention resolving site grading.

Building Form and Character

- Recommend that the unit mix include 3-bedrooms units.
- The two buildings appear disconnected in architectural character.
- The lobby entrance appears hidden. Consider flipping it with the adjacent commercial unit.
- Reconsider the canopy forms as they seem very heavy.
- Recommend changing evening blue Hardie panel element to stone as it does not blend with the other colours.
- Material treatment looks pasted on where continuity of materials in some planes stop. Suggest jogging façade to emphasize shadow lines and resolving the brick at the upper stories by wrapping it around the corners of the building.
- Concerned with the east and west facades. On the east façade, there is curtain wall glazing in the stairwells and on the west façade there are curtain walls going through the bathrooms.
- Improve the façade treatment where it faces the neighbours for Building B.
- Suggest providing roof interest when considering the view to the rooftop of Building B visible to the single family neighbours.
- In Building A, suggest that where the residential units overlook the roof/canopy, the parapet be lowered and consider a green roof.
- Recommend that the residential garbage room be placed in the underground parking.
- The commercial appears to be lacking appropriate mechanical space.
- Recommend having guard rails around the parking ramp.

- Suggest providing clarity and accuracy in drawings that can explain the outdoor play, amenity area and construction details.
- Recommend providing a signage package for review.

Landscaping

- Landscape, drainage and engineering drawings are lacking coordination and relationship.
- Invite people with the bench orientation in the plaza.

Sustainability

- Recommend operable windows for all suites.
- Suggest HRV and direct ventilation for all suites.
- Vestibules will be required for daycare and retail spaces that over 1000 square feet as per Energy Code requirements.
- Lacking consideration between drainage engineering and landscape (i.e. surface runoff, permeability and heat island).
- Suggest incorporating water management features in to the landscape design and pervious paving.

Accessibility

- Recommend emergency call button in parking lobby.
- Recommend entrance call buttons panel be placed horizontally.
- Recommend 5% of units be wheelchair accessible.
- Recommend elevator call button panel be placed horizontally.
- Recommend commercial areas have power doors at entrances.

CPTED

- No comments provided specific to CPTED.

4. 7:00 PM

File No.:	7916-0082-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning for C-5 for a two-storey office building, surface parking and a single storey pool house.
Address:	15235 28 Avenue, South Surrey
Developer:	Phil Magistrale, Dawson and Sawyer
Architect:	Lance Barnett, Barnett Dembek Architects
Landscape Architect:	Mary Chan, PMG Landscape Architects
Planner:	Erin MacGregor
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** noted that there is special attention paid to the buffer to single family residential to the east and north.

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

The **Landscape Architect** presented an overview of the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning for C-5 for a two-storey office building, surface parking and a single storey pool house.

File No.: 7917-0082-00

It was

Moved by S. Forrest

Seconded by R. Solivar

That the Advisory Design Panel (ADP)

support the application and recommend that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

Rezoning from C-35 to CD and Development Permit in order to allow the development of a mixed use 30 storey tower consisting of 176 residential units and 105 hotel units and 419 s.m. commercial space.

File: 7916-0183-00

The Panel supported the overall site layout, building form and character but considered the drawings to be very conceptual.

Building Form and Character

- Consideration of lower floor facing the street could have more glazing and the glazing could be better composed for the lower and upper façade i.e. the square window.
- The north roof edge could angle towards south along the west side which would increase sun to the amenity patio and reduce impacts on eastern residential.
- The pool building and pool could be switched to get more sun to the pool.
- The building plans should show more detail; 2 exits from Level 2, providing a bathroom at both levels, providing kitchen/kitchenette
- Provide thermal break at exposed concrete.
- Encourage further use of wood as a building feature and structural element i.e. cedar on lower soffit.
- Check if pmt is required and show garbage – will take up room on the site.
- The mechanical room could open to outside.
- Show bicycle facilities.

Landscaping

- Plant selection could be more specialized (less sustainable).
- Recommend a thicker buffer between parking lot and pool area.
- Encourage pavers for all of parking area for scale and texture.
- Incorporate bicycle parking into design.

Sustainability

- Suggest designing as a “Passive House” would be a good candidate especially if owner-occupied.
- Suggest the use of solar panels, permeable pavers, storm detention, and Electric Vehicle parking spots.
- Recommend outdoor pool cover during seasonal use.
- Recommend evaluating solar thermal vs solar photovoltaic (PV).
- Consider using buffer strip on east side as swale rather than permeable pavers or consider new joint technologies.

Accessibility

- Recommend power doors at entrances.

CPTED

- No comments provided specific to CPTED.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, July 13, 2017.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 8:35 p.m.



Jane Sullivan, City Clerk



Julien Leger, Chairman
Advisory Design Panel