



**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, APRIL 14, 2021  
7:00 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Rob Chorney  
Wendy Crowe  
Mark Lesack  
Chad Neufeld  
Scott Thompson  
Garth White
- Regrets:** Clark Kavolinas  
Heidi Tobler  
Ella van Enter
- Staff:** Carl Johannsen, Director of Development Services  
Roy Beddow, Deputy Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Kelly Kenney, Corporate Officer

Councillor Storteboom called the meeting to order and began by acknowledging that the land on which we gather is the traditional unceded territory of the Coast Salish Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) APPROVAL OF AGENDA**

It was MOVED and SECONDED

THAT the agenda for the April 14, 2021 Advisory Design Panel be approved.

**CARRIED**

## 2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED  
THAT the minutes of the February 3, 2021 Advisory Design Panel be approved.

**CARRIED**

## 3) **REZONING APPLICATION RZ 06-20** **DEVELOPMENT PERMIT APPLICATION DP 08-20**

### **5609 201A Street**

Carl Johannsen, Director of Development Services, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

The following individuals entered the meeting:

Tony Osborn –Architect, Tony Osborn Architecture + Design  
Martin Kopecky – Intermediate Designer, Tony Osborn Architecture + Design  
Cameron Woodruff - Landscape Architect, PMG Landscape Architects  
Mike Guiel - Owner, Crossroads Enterprises

Mr. Osborn presented the application, providing an overview of the building design with details on the following:

- Location plan
- Project data
- Gross floor area summary
- Parking requirements
- Unit floor area summary
- Design Rationale
  - Massing, form & character
  - Project description
  - Environmental sustainability
  - Crime Prevention Through Environmental Design (CPTED)
- Massing model
- Street view renderings
- Shadow analysis
- Floor plans
- Rooftop plan
- Building elevations
- Street elevations
- Building sections

- Unit types
- Massing Study

Mr. Woodruff presented the landscape strategy, providing details on the following:

- Landscape plan
- 5<sup>th</sup> level amenity area landscape plan
- Landscape details
- Shrub plans for all levels of the development

In response to questions from Panel members, Mr. Osborn provided the following information:

- the intention with the paved outdoor amenity area on the rooftop is to set it up as a possible connection to a future development phase; as it is a rather constrained area, no furniture is envisioned for that area, instead, as it is next to the gym area, the space could be utilized as a yoga platform or for other exercise activity;
- relocating the fitness area from the second floor to the first floor would require a change to the unit configuration;
- the top units can be accessed from the 4<sup>th</sup> and 5<sup>th</sup> floors, with direct access provided from the 4<sup>th</sup> floor and indirect access provided by going through the amenity room;
- all the bedrooms have been built to accommodate, at minimum, a Queen size bed.

In response to questions from Panel members, Mr. Johannsen provided the following information:

- once the 56 Avenue frontage/boulevard treatment is determined as part of the servicing agreement, staff will provide this information to the Panel;
- staff will determine what the lane access interface with sidewalk is (i.e. let down, curb return) and provide this information back to the Panel.

Mr. Osborn, Mr. Kopecky, Mr. Woodruff, and Mr. Guiel left the meeting.

In response to a request from the Chair, Mr. Johannsen provided a summary of the variances being requested by the applicant.

In response to acknowledgement that the accessibility representative on the Panel was not in attendance to provide comments from an accessibility perspective, Mr. Johannsen advised that Ms. van Enter, when providing her regrets, advised that she had reviewed both applications on the April 14, 2021 ADP Agenda and determined there was nothing amiss in terms of accessibility.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED  
THAT

1. The ADP receive the staff report dated April 6, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a) Consider increasing balcony size (deeper dimensions)
  - b) Consider adding balcony covers to uncovered balconies.

CARRIED

4) **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 02-21**  
**REZONING APPLICATION RZ 01-21**  
**DEVELOPMENT PERMIT APPLICATION DP 01-21**

**20059 Fraser Hwy.**

Carl Johannsen, Director of Development Services, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

The following individuals entered the meeting:

Luc Gosselin - CEO, Whitetail Homes  
Gerald Minchuk - Development Manager, Whitetail Homes  
Martin Veenhoven - Senior Project Manager, Keystone Architecture & Planning  
Tyler Tsang - Project Coordinator, Keystone Architecture & Planning

Mr. Veenhoven, presented the application, providing an overview of the building with details on the following:

- Location map
- Site layout plan
- Massing form and character
- Southeast perspective rendering
- Southwest perspective rendering
- Northeast perspective rendering
- Northwest perspective rendering
- Rooftop amenity space
- Floor plans for each level
- Parking plan

In response to questions from Panel members, Mr. Veenhoven provided the following information:

- the intent of the rooftop area is to have visual mass to the street but also provide openness;
- they can look at the sidewalk area fronting the building, and adding more plantings throughout the development
- while they don't expect this to be a family-oriented building, they could look at expanding the rooftop amenity space and providing more programming and landscaping to it;
- they were not aware of the intention to have a 12-storey building beside the development;
- had not considered breaking up the façade of the commercial units on the ground floor as the intent was to have the facade read as one strong element given that the units themselves are quite small;
- believe that all the bedrooms have been built to accommodate, at minimum, a Queen size bed, but will double check that this is the case.

In response to questions from Panel members, Mr. Johannsen provided the following information:

- Fraser Hwy. will likely not be changed to provide for street parking in the near future; it is assumed that this fact will not be a deterrent for prospective buyers of units in the development, or commercial viability, given its immediate proximity to bus lines and close proximity to future SkyTrain station;
- there is a modest reduction in visitor parking spaces and a modest shared visitor and commercial parking space area involving one shared parking space; some municipalities with SkyTrain are looking at 0.1 visitor spaces per one dwelling unit, by comparison, City of Langley is considering a reduction to 0.15 visitor parking spaces per dwelling unit as a part of the City's new Zoning Bylaw;
- reduction of the width of small car spaces from 2.5m to 2.4m is consistent with other municipalities and will result in only 10 cm less width than current requirement, and is not anticipated to be an issue;
- Although some other municipalities reduce this, driveway widths will remain at 6m.

Mr. Gosselin, Mr. Minchuk, Mr. Veenhoven, and Mr. Tsang left the meeting.

In response to a question from a member of the Panel, Mr. Johannsen advised that staff will refer this development proposal to Metro Vancouver, to ensure that both Metro Vancouver and the applicant are aware of requirements related to redevelopment adjacent to the Metro Vancouver sanitary main, as part of the consultation requirements for the OCP amendment;

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED  
THAT

3. The ADP receive the staff report dated April 6, 2021 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a) Remove/modify upstand wall around rooftop amenity to open up this space and accentuate SW corner (i.e. flat iron effect/ architectural feature)
  - b) Increase the size of the rooftop amenity space and add programming and landscaping
  - c) Update lobby entrance area to provide improved visual and pedestrian access to/through breezeway
  - d) Include window features in elevator lobby on each storey (internal feature suggestion, not form and character)
  - e) Increase landscaping throughout the project by potentially modifying floorplate and floorspace
  - f) Consider additional outdoor amenity space adjacent to indoor amenity on 2nd storey, cantilevered over the surface parking lot
  - g) Increase vertical articulation of commercial frontage with material changes to create visual interest at grade level
  - h) Update façades to create a more subtle architectural expression (toned down horizontal striping colours and consider that the building expression is setting a precedent for future development and building design to the east).

CARRIED

5) **NEXT MEETING:**

May 12, 2021 (Tentative)

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:26 pm.

CARRIED

*Rudy Storteboom*

ADVISORY DESIGN PANEL CHAIR

A handwritten signature in black ink, appearing to be 'Rudy Storteboom', written in a cursive style.

DIRECTOR OF DEVELOPMENT SERVICES