



**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, FEBRUARY 3, 2021  
7:00 PM**

**Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Wendy Crowe  
Clark Kavolinas  
Mark Lesack  
Chad Neufeld  
Scott Thompson  
Heidi Tobler  
Ella van Enter  
Garth White  
S/Sgt. Don Davidson  
School Trustee Tony Ward (7:15 pm)

Also in  
Attendance: Councillor Paul Albrecht

**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 February 3, 2021 Advisory Design Panel be approved.

**CARRIED**

## 2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED  
THAT the minutes of the December 1, 2020 Advisory Design Panel be approved.

### **CARRIED**

School Trustee Ward entered the meeting.

## 3) **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 02-20** **REZONING APPLICATION RZ 05-20** **DEVELOPMENT PERMIT APPLICATION DP 07-20**

5394, 5396, 5400, & 5402 – 207 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:

Matthew Cheng, Architect, Matthew Cheng Architect Inc.

Arleen Landayan, Designer/Senior Technologist, Matthew Cheng Architect Inc.

Marlene Messer, Associate, PMG Landscape Architects

Kelvin Pan, Director, Anxin Projects Ltd.

Eldon Choy, Project Manager, Anxin Projects Ltd.

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

- Applicable policy and bylaw;
- Concept site plan;
- Data summary;
- Shadow diagram;
- Basement parkade;
- Floor plans (6 floors);
- Roof deck;
- Front elevation facing 207 Street;
- Side elevation facing south lane;
- Rear elevation facing east lane;
- Side elevation facing north property;
- Longitudinal section;
- Rendering view from corner of 207 St. and south lane;
- Rendering view along north of 207 St.;
- Rendering view from corner of south and east lane;
- Rendering view along north of east lane;

Ms. Messer provided information on the landscape design, including details on the following:

- Amenity landscape plan;
- Common deck;
- Roof deck plan & detail.

In response to questions from Panel members, the applicant provided the following information:

- the rooftop terrace is intended to take advantage of the view to the south; as well, the City's Downtown Master Plan and Nicomekl River District Neighbourhood Plan encourage rooftop amenity space if possible;
- can work with the landscape architect to incorporate a covered area into the rooftop design near the elevator;
- The garbage room can be moved to the south along the lane for better access;
- can consider making the entryway more visible by making it 1½ to 2 storeys;
- will address privacy issues on floors 5 and 6 (hallway windows adjacent to elevator core, amenity areas);
- can consider enlarging rooftop amenity area;
- can provide additional warm color materials on façade to contrast with white and grey materials;
- can enhance the garbage room design;
- can add a pergola to rooftop amenity area;
- can consider larger play structure for amenity space;
- there will be a privacy screen with obscure glass to provide privacy for suite 1 from amenity area;
- the purpose of the reverse sloped roof over the main entrance is to make the entrance look more prominent; as the slope is very minor, drainage will not be an issue;
- can explore shifting the accessible parking space closer to the elevator in the parkade;
- the outdoor bicycle spaces are secured using chain link enclosure.

Mr. Cheng, Ms. Landayan, Ms. Messer, Mr. Pan, and Mr. Choy left the meeting.

In response to questions from Panel members, staff provided the following information:

- the City doesn't have a formal policy on tree replacement; however, the applicant will be providing street trees to replace the trees that are being taken down;
- staff intend to include in future policies the requirement that developments have the electrical infrastructure needed to accommodate electric vehicles;
- staff will find out whether fossil fuels will be used to heat the building and report back to the ADP; the development does support the City's climate change objectives in its construction and its transit supportive location which will reduce automobile use; per the request of the ADP, staff will invite the applicant to introduce solar panels to offset building energy use;
- although the current Zoning Bylaw does not have a requirement for provision of a loading space; staff have asked the applicant to provide one and as such, is a late addition to the design; staff will request the applicant have signage indicating which direction loading should occur;
- can request the applicant consider enhancing the design of the garbage room so as to better integrate with the building design.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated January 27, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a) Add weather protection over elevator access;
  - b) Add weather protection/pergola for portion of rooftop deck;
  - c) Consider moving garbage room south along lane, and consider enhancing the garbage room design;
  - d) Consider making entrance more prominent (i.e. 1.5 to 2 storey expression);
  - e) Consider making 6th floor amenity area larger;
  - f) Consider adding seating to amenity area on 2nd floor near play structure;

- g) Provide additional warm color materials on façade to contrast with white and grey materials;
- h) Consider larger play structure for amenity space;
- i) Shift accessible parking space closer to elevator;
- j) Consider adding solar panels to supplement building energy use;
- k) Address privacy issues on level 5 and 6 (hallway windows adjacent to elevator core, amenity areas).

CARRIED

**4) OFFICIAL COMMUNITY PLAN & NICOMEKL RIVER DISTRICT NEIGHBOURHOOD PLAN: DEVELOPMENT PERMIT AREA GUIDELINES**

Carl Johannsen, Director of Development Services, provided a presentation on the proposed Development Permit Area guidelines within the new draft Official Community Plan & Nicomekl River District Neighbourhood Plan.

Mr. Johannsen invited feedback from ADP members on the plans and a list of recommendations was compiled from the feedback received.

It was moved and seconded

THAT

1. The ADP receive the verbal staff report for information; and
2. The ADP recommends that staff give further consideration to the following prior to the Bylaw proceeding to Council:
  - a) Add other suggestions for energy features – i.e. air source heat pumps;
  - b) Ensure sidewalk treatments are smooth, saw cut and prevent tree root lifting;
  - c) Allow for some flexibility in industrial building design as they relate to street frontages;
  - d) Add guidelines for screening outdoor storage in industrial areas;
  - e) Include additional language encouraging on-site stormwater management wherever possible (i.e. boulevards, rain gardens, bump-outs);

- f) Add language that encourages innovative architectural expression that respects and considers adjacent properties and historical precedents (i.e. in regards to 'base/middle/top' designs).

CARRIED

5) **NEXT MEETING:**

March 10, 2021 (Tentative)

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:00 pm.

CARRIED

*Rudy Storteboom*

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**ADVISORY DESIGN PANEL CHAIR**



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**DIRECTOR OF DEVELOPMENT SERVICES**