



**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, JUNE 9, 2021
7:02 PM**

- Present:** Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Rob Chorney
Wendy Crowe
Mark Lesack
Clark Kavolinas
Chad Neufeld
Scott Thompson
Cst. Dylan Burtman
Cpl. Craig Van Herk
School Trustee Tony Ward
- Absent:** Heidi Tobler
Ella van Enter
Garth White
- Guest:** 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 people, including the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) APPROVAL OF AGENDA

It was MOVED and SECONDED

THAT the agenda for the June 9, 2021 Advisory Design Panel be approved.

CARRIED

2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED

THAT the minutes of the May 12, 2021 Advisory Design Panel be approved as amended to remove Rob Chorney from the list of members present.

CARRIED

3) **ZONING BYLAW AMENDMENT APPLICATION RZ 04-21 DEVELOPMENT PERMIT APPLICATION DP 05-21**

19665 & 19669 55A Avenue

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

At the request of the Chair, staff provided an update on the status of the adoption process for the new OCP. Mr. Johannsen advised that the OCP, which includes the Nicomekl River District Neighbourhood Plan, and District Policies for specific areas was given first and second reading at the May 31st Regular Council Meeting and will go to Public Hearing on June 28. An email will be sent to ADP members with a link to the document and notice of the Public Hearing. The ADP's recommendations were incorporated into the Development Permit Guidelines.

In response to a question from a Panel member, Mr. Johannsen advised that staff have been supportive of having visitor parking located off of laneways in multi-family developments as long as there are adequate site lines.

The following individuals entered the meeting:
Fred Adab, Principal, F. Adab Architects Inc.
Meredith Mitchell, Principal, M2 Landscape Architecture
Azar Ahmadi, Senior Architectural Designer, F. Adab Architects Inc.
Dennis Chan, Leone Homes
Manny Janda, Leone homes

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

- Context Plan
- Aerial Map and Context Photo
- Site Plan
- Perspective View from South – East to Block 1 (55A Ave.)
- View from south - west to Block 1

- View from south - west to block 2
- Elevations
- Exterior finishes and colour.

Ms. Mitchell provided information on the landscape plan including details on perimeter fencing and tree plan.

In response to questions from Panel members, Mr. Adab and Ms. Mitchell provided the following information:

- the fence separating the parking stalls from the patios at grade on 55A Ave. was to be aluminum with plantings growing in front, but it could be changed to a more solid fencing material to provide more privacy;
- the landscape plan for the rooftop is still being developed;
- to add more interest to the road between the blocks they could replace asphalt at the entry points to the site with pavers;
- to make the roadway more interesting, decorative pavers could be added to the road or perhaps instead of flower beds, raised planter boxes could be added that match the height of the garage door;
- traffic calming speed humps could be installed on the roadway between the blocks to discourage use by non-residents;
- the third bedroom is large enough to fit a queen size bed and one side table;
- the intent of the downstairs bedroom was to be able to utilize it as an office or rec room with access to the outdoor space;
- windows could be put in the garage doors to add more interest to the roadway area;
- can look into having a more solid partition between units to provide more privacy; however, some people might not like not being able to see through to the view
- it is anticipated that the demographic for this building would be similar to the Lift residential development across the street: younger families, mid to late 30s, to late 40s and early 50s;
- there will be permeable surfaces around the patios and walkways;
- to make it clear for emergency responders where the units are located, unit numbers will be on garage doors as well as front doors to units and signage can be placed at the entrance to the complex with directional arrows to indicate which units are on which side;
- the area in front of the garage units was envisioned to be utilized as a play area with access to the back patio.

Mr. Adab, Ms. Ahmadi, Ms. Mitchell, Mr. Chan and Mr. Janda left the meeting.

Panel members provided further recommendations:

- some parking stalls are too crowded; removing a unit would provide more space and better site lines;
- redo parking stalls configuration;
- metal fencing around parking can be damaged over time;
- pavers are not the best solution to differentiate between the public road and private driveway as they will sink over time; coloured or stamped concrete would be better solution;
- there needs to be a well thought out rooftop amenity plan with space for plantings and system for watering them;
- there needs to be more privacy between patios on upper units.

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

- staff can discuss the parking stalls configuration with the developer;
- the intent of having the 8m wide driveway was to accommodate fire trucks;
- there is a rendering which shows the development's relationship to neighbouring properties as staff wanted to ensure that there will be 9m from either side of the property line between developments.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT

1. The ADP receive the staff report dated June 2, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Update trellis structures over entries to provide better weather protection;
 - b. Utilize solid, opaque and longer privacy screens on balconies and roof-top patios;
 - c. Consider updating patio fencing adjacent to visitor parking spaces;
 - d. Update design of visitor parking spaces;
 - e. Use a surface treatment(s) on central driveway to create visual interest and discourage cutting through (paving, planters/ landscaping);
 - f. Add more visual interest to garage doors (windows);
 - g. Utilize permeable surfaces wherever possible;
 - h. Consider access doors to garage from ground floor office/storage space (not form and character, could be a code issue);
 - i. Ensure clear sightlines maintained from visitor parking spaces to lane;
 - j. Utilize signage on 55A Avenue to clearly identify where units and their entrances are in complex;
 - k. Show plantings and programming on roof top patios;
 - l. Consider adding canopies over second-floor balconies.

CARRIED

4) **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 03-21**
ZONING BYLAW AMENDMENT APPLICATION RZ 03-21
DEVELOPMENT PERMIT APPLICATION DP 04-21

20040-20070 53A Avenue & 20041-20071 53 Avenue

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

In response to questions from Panel members, Mr. Johannsen confirmed that the 4m mid-block greenway would be available to walk through at completion of the development and would be widened to 8m once neighboring properties are redeveloped. He further advised that staff will work with Engineering to look at installing a cross walk on 53 Avenue at the same time as the initial 4 m wide greenway to eliminate potential jay walking by students using the greenway.

The following individuals entered the meeting:

Jess Dhillon, Redekop Development Corp.

Jessica Thiessen, Landscape Architect, KD Planning & Design Ltd.

Eric Poxleitner, Principal, Keystone Architecture

Elena Topisirovic, Project Coordinator Keystone Architecture

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

- Project data
- Form and character of other keystone projects in the area
- 10-minute radius transit map
- aerial view site plan
- ground level site plan
- Shadow studies
- Parkade plan
- Floor plans
- Site sections
- Ramp cross sections
- Elevations
- Rendered elevations
- Material board
- Renderings.

Ms. Thiessen provided information on the landscape plan.

In response to questions from Panel members, Ms. Topsirovic provided the following information:

- there is no excess visitor parking spots; there are just enough to meet zoning requirements;
- the secured parking is secured by a 6' high chain link fence with gate;
- outdoor amenity space is not a requirement under the bylaw; because of the development's proximity to a school playground and large field it was felt that outdoor amenity space was not needed;
- potential uses of the indoor amenity space haven't been determined yet;
- there is some, but not full coverage for patios;
- can look into utilizing landscaping buffer to provide more privacy for units located at the south entrance to the development and possibly relocate patio of unit on north side of building to provide more privacy;
- can look into expanding patio area by removing the small grass strips between patios so as to eliminate need to mow such a small area;
- can look into incorporating some green space into the surface parking area next to the building;
- can discuss with client adding some more EV charging stations for residents and an EV charging station in visitors parking as well as rough ins for future EV charging stations;
- there is one loading zone;
- will make sure the storage lockers can actually be used for laundry, bike storage and regular storage;
- all windows in bedrooms fully open;
- can discuss with client making the partitions between units more solid for greater privacy;
- there are ramps on both frontages for accessibility;
- there are six adaptable units, and all common areas and corridors are designed to accessibility standards;

Mr. Dhillon, Ms. Topisirovic, Ms. Thiessen and Mr. Poxleitner the meeting.

Panel members provided further recommendations

- as the mail room is quite separate from other areas, a surveillance camera should be installed there;
- the chain link fence could be replaced with higher quality material;
- the P1 level parking plan has some parking stalls that are problematic.

Mr. Johannsen advised that the applicant isn't looking to reduce parking requirements; but staff will discuss this possibility with the applicant as it would allow better parking ability for some spaces and the ability to add more plantings in the parking area.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT

1. The ADP receive the staff report dated June 2, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a) Provide additional on-site outdoor amenity space (i.e. roof-top, or parking deck through reducing parking spaces);
 - b) Improve privacy for ground floor patios adjacent to building entrance and parking ramp entrance;
 - c) Consider updating landscaping in narrow areas (i.e. plantings vs. grass, easier maintenance);
 - d) Consider additional installed EV chargers and rough-ins, including in the visitor parking/ground floor;
 - e) Ensure combined storage areas are usable and practical (not form and character);
 - f) Utilize solid opaque privacy screens between patios/balconies;
 - g) Ensure security is considered for mail room placement/design, including by employing a CCTV system;
 - h) Update fencing material on ground floor parking deck (no chain-link fencing, suggest aluminum);
 - i) Consider increased weather protection over balconies on 5th floor below indoor amenity spaces;
 - j) Provide landscaping in the surface parking area to soften its appearance.

CARRIED

5) NEXT MEETING:

June 29/July 14, 2021 (tentative)

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:18 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES