



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, OCTOBER 20, 2021 AT 7:00 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Wendy Crowe  
Chad Neufeld  
Mark Lesack  
Garth White  
School Trustee Rod Ross  
Cst. Peter Mann  
Cst. Kurt Hall
- Absent:** Rob Chorney  
Scott Thompson  
Ella van Enter  
Clark Kavolinas
- Staff:** Carl Johannsen, Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Kelly Kenney, Corporate Officer
- Guest:** Councillor Albrecht
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Councillor Storteboom called the meeting to order noting that, as there wasn't a quorum, no decisions could be made until such time as there was a quorum.

He 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.

Consideration of Approval of the Agenda and the Minutes were tabled until such time as there was a quorum.

1) **DEVELOPMENT PERMIT APPLICATION 11-21 ZONING BYLAW  
AMENDMENT APPLICATION RZ 09-21 OCP AMENDMENT  
APPLICATION OCP 07-21**

20120-20170 53A Avenue.

Carl Johannsen, Director of Development Services, introduced Anton Metalnikov, Planning Assistant II, who provided a brief overview of the application, noting that there was a variance requested for accessible parking stall lengths that had not been included in the staff report.

In response to questions from an ADP member, Mr. Johannsen and Mr. Metalnikov advised that:

- the City collects amenity contributions from developers that are used to fund capital improvements in the city; however, staff were not sure whether these funds could be used for a playground on a school site;
- under the current Zoning Bylaw the ratio of small car stalls to regular stalls is 40% of regular parking stalls.

The following individuals entered the meeting:

Tim Kroeker, Principal, Redekop Kroeker Development Inc.

Eric Poxleitner, Senior Principal, Keystone Architecture and Planning Inc.

Kyle Nagtegaal, Project Manager, Keystone Architecture and Planning Inc.

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

- Project data
- Context and precedent images
- Transit 10-minute radius map
- Site plan
- Parkade plan
- Floor plans
- Site sections
- Exterior elevations
- Rendered elevations
- Material board
- Northwest perspective rendering
- Northeast perspective rendering
- Southeast perspective rendering
- Planter sections

In response to questions from Panel members, Mr. Kroeker and Mr. Nagtegaal provided the following information:

- The bike storage and regular storage is combined; there is no separate bike storage
- There are security cameras in the parkade and first floor;
- The storage lockers are 4' wide x 6' deep x 9' high;
- The log play feature has been used in other developments as was well received;
- The wood detail has been kept just to the middle of the development to bring focus to the front entrance as it is a long building;
- They could consider extending the solarium to make it deeper;
- They will relocate the door to the amenity area and will look at what the best solution would be to make the entrance to the storage lockers accessible;
- All bedroom windows can be opened;
- The landscaping is all natural;
- Load sharing would be used so that multiple electric vehicles could be charged at the same time;
- Can show a drawing of how bike storage and regular storage uses would be combined in one storage space;

In response to a questions from a Panel member, Mr. Metalnikov advised that:

- The developer is required to provide 5.67 cubic metres of storage space per unit, some of which is being provided in the unit and some in the parkade;
  - Not all of the storage areas are being built to provide bike storage as the current Zoning Bylaw only requires 0.5 spaces per unit; however, this requirement will likely be increased in the new Zoning Bylaw.
- A traffic management plan will be submitted to the City as part of the requirements when applying for the building permit; the intention is for trades to park on the frontage of the project side and once the parkade is completed, it will be utilized for trades parking;

Scott Thompson entered the meeting at 7:56 pm, which provided a quorum for the meeting.

- An enlarged view of the combined storage space could be shown on the unit plans to demonstrate how that space could be utilized for both regular and bike storage. Mr. Johannsen noted that the current Zoning Bylaw requires 0.5 bike spaces per unit and the applicant has chosen to provide 1.0 spaces per unit; the new Zoning Bylaw will be looking to provide a more efficient approach for bike parking to allow for combined storage uses.

- Some of the features that will help reduce the heat island effect are a white reflective roof, and planting medium that will facilitate on-site water collection;
- Accessible visitor parking stalls are located in the parkade which will provide protection from the elements and level access to the elevator; there are no exterior accessible parking stalls;
- There is a curb relief in front of the building that can be used for pick-ups and drop-offs. Mr. Johannsen further advised that there is a loading space in front of the building that could be used for quick pick up and drop off and that the entire 53A Ave. frontage will be open to open street parking, with the exception of any curb bulges.

Mr. Kroeker, Mr. Poxleitner, and Mr. Nagtegaal left the meeting.

Approval of the Agenda and Minutes were taken from the table and considered at this time.

**2) APPROVAL OF AGENDA**

It was MOVED and SECONDED

THAT the agenda for the October 20, 2021 Advisory Design Panel be approved.

CARRIED

**3) APPROVAL OF MINUTES**

It was MOVED and SECONDED

THAT the minutes of the September 15, 2021 Advisory Design Panel be approved as circulated.

CARRIED

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated October 8, 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 play structure (i.e. for 2-to-5-year age range) or additional landscaping in lieu of log structure;
  - b. Increase number of larger trees on podium level;
  - c. Consider extending edge of amenity solarium to the south;
  - d. Update entry points to amenity room and storage lockers to improve accessibility and usability (not form and character); and
  - e. Show combined bike and storage configuration examples on drawings (not form and character).

**4) DEVELOPMENT PERMIT APPLICATION DP 10-21 ZONING BYLAW AMENDMENT APPLICATION RZ 08-21OCP AMENDMENT APPLICATION OCP 06-21**

5364-5380 198 Street & 19824 54 Avenue.

Anton Metalnikov, Planning Assistant II, provided a brief overview of the application.

In response to a question from a Panel member, Mr. Metalnikov advised that once the new Zoning Bylaw was in place the properties currently under CD Zones would be rezoned to the new standard zones.

The following individuals entered the meeting:

Harman Virk, Managing Director, Sync Properties

Rajan Dhanowa, Managing Director, Sync Properties

Denitsa Dimitrova, Senior Landscape Designer, PMG Landscape Architects

Eric Poxleitner, Senior Principal, Keystone Architecture and Planning Inc.

Kyle Nagtegaal, Project Manager, Keystone Architecture and Planning Inc.

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

- Project data
- Context data and precedent images
- Aerial view
- Transit 10-minute radius map
- Site plan
- Shadow Study
- Floor Plans
- Streetscapes
- Exterior elevations
- Material board
- Renderings
- 54<sup>th</sup> Street perspective
- 198 Street perspective

Ms. Dimitrova provided details on the landscape design for the development.

In response to questions from Panel members, Mr. Nagtegaal and Mr. Poxleitner provided information on the following:

- The units are gated with a decorative gate;
- The path to each unit is about 2m;
- The lighting for the development will be in compliance with City requirements and CPTED principles;
- The location of the mailboxes hasn't yet been decided but will either be on a pad or by the bike stalls at the entry to the development;
- The applicant did review options for bringing in different colours for different buildings to differentiate them, but it ended up creating a busy streetscape so it was decided to go with a monochromatic design;
- The depth of the window trim will be between 6 to 8 inches;
- The upturns on the ends of the units weren't intended to increase the scale or massing but rather to create some diversity in the form to differentiate one unit from the other;
- The width of the walkway through the development from east to west is 4 ft. in width;
- The driveway letdowns on 198 Street will be addressed when the application reaches the civil design stage as part of standard;

Mr. Metalnikov and Mr. Johannsen provided further information, advising that:

- the driveway letdowns shown on the landscape plan were provided more for illustration purposes and it is assumed that as part of the civil design review, will be replaced with the

standard street section contained in the new Design Criteria Manual which involves two travel lanes, two parking lanes and a tree strip and a multi-use pathway;

- there is no requirement for an outdoor amenity area.
- The applicant can review its design to see how to add warmth and character and individuality between the units;
- While this development is being built, access on 53 Ave. will be used for the neighbouring property to the south, but once the development is complete, the intention is to install bollards so that access may only be for the residents of the development;

Mr. Johannsen clarified that the overall concept is to enable primary access for both developments to 54 Ave. by providing a lane connection to the Bryden Landing project and that staff are still determining the timing for having the 53 Ave. access bollarded; in the longer term, the access to 53A Ave. will be open to traffic once that area redevelops, but in the short term, if this project is approved, there will be no vehicle access to this site from 53 A. Ave., only pedestrian and cycle access.

- The height of the retaining wall for buildings 3, 4, and 5 on 198 St. will range from as low as .3 of a metre to 1.2 metres;
- The fence between adjoining units will be 0.1 metre high;
- The east side will have a 1-metre-high hedge;
- In order to assist first responders, the applicant can ensure that there is addressing of the units on the drive aisle side and can look at using a strobe or other unique light to identify for first responders the unit through which they are to enter.

Mr. Virk, Mr. Dhanowa, Ms. Dimitrova, Mr. Poxleitner, and Mr. Nagtegaal left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

3. The ADP receive the staff report dated October 12, 2021 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Utilize a richer, warmer palette of colours and tones and materials across the townhouse units/groupings, i.e. wood accents;
  - b. Increase/accentuate articulation on building faces to differentiate massing and floorplate of individual units (step/stagger the units in plan view);
  - c. Consider updating the rooflines at the ends of the townhouse groups to reduce apparent massing;
  - d. Increase width of east-west sidewalk through site and use distinct paving pattern to highlight sidewalk location across driveway;
  - e. Ensure clear site lines for accessible parking space near 54 Avenue;
  - f. Ensure addressing enables efficient emergency response access;
  - g. Install 6-foot durable privacy fence along east property line; and
  - h. Consider additional taller landscaping to provide some screening of patios from 198 Street for TH3 Block.

5) **NEXT MEETING:**

November 10, 2021.

6) **ADJOURNMENT**

It was MOVED and SECONDED  
THAT the meeting adjourn at 9:24 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**DIRECTOR OF DEVELOPMENT SERVICES**