



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, NOVEMBER 10, 2021  
AT 7:00 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Rob Chorney  
Wendy Crowe  
Mark Lesack  
Chad Neufeld  
Scott Thompson  
Ella van Enter  
School Trustee Shelley Coburn  
Cst. Peter Mann  
Cst. Daniel Leung
- Absent:** Clark Kavolinas  
Garth White
- Staff:** Carl Johannsen, Director of Development Services  
Roy Beddow, Deputy Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Kelly Kenney, Corporate Officer

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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) AGENDA**

Adoption of the November 10, 2021 agenda.

It was **MOVED** and **SECONDED**

**THAT** the agenda for the November 10, 2021 Advisory Design Panel be approved.

**CARRIED**

2) **MINUTES**

Adoption of minutes from the October 20, 2021 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 20, 2021 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION 13-21**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 10-21**  
**OCP AMENDMENT APPLICATION OCP 09-21**

19701-19729 55A Avenue.

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

Mr. Johannsen advised that the new OCP will be considered for adoption at the next Regular Council meeting. Should Council adopt the new OCP, the OCP amendment for this application will no longer be necessary.

The following individuals entered the meeting:

Vikas Sharma, Managing Director, Saiya Developments  
Bronwen Jones, Senior Landscape Architect, PMG Landscape Architects  
Eric Poxleitner, Sr. Principal, Keystone Architecture & Planning  
Kyle Nagtegaal, Project Manager, Keystone Architecture & Planning

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

- Project data
- Context
- Aerial view
- Transit 10-minute radius map
- Site plan

Ms. Jones provided details on the landscape and outdoor amenity plan.

Mr. Nagtegaal provided information on the following:

- Shadow study
- Parkade plan
- Floor plans
- Streetscapes

- Site sections
- Exterior elevations
- Material board
- South elevation rendering
- North elevation rendering
- Main building entrance
- Amenity entrance

Panel members provided feedback on the form and character of the development.

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

- the existing townhouses are ground entry; future townhouses wouldn't have underground parking as they would be on a raised podium;
- the applicant will look at how residents can access the lawn areas to the south and east from the outside;
- the applicant will look into whether some of the underground parking stalls can be reconfigured in order to create a more direct walkway to the elevator ;
- can reconfigure a parking space to allow the bike storage to be closer to the elevator;
- there are rough-ins for EV chargers in all the parking stalls and adding rough-ins for EV chargers in the bike storage room to accommodate e-bikes would be doable;
- the applicant won't be considering having a work station in the bike storage room;
- the visitor parking will not have an enclosure around it so will be unsecured parking;
- security cameras will be placed on-site;
- mail boxes will be located in the lobby.

Staff advised that:

- it was feasible to build a townhouse development or apartment building on the two properties to the west;
- another proposed development in the city which has a slightly smaller footprint than this development is able to accommodate up to a six storey apartment;
- the majority of the townhouses surrounding this development have been developed in the last 5 to 10 years and are three-storey ground-oriented entries;
- many of the existing townhouses have been developed with less density than the current zoning allows;

- the entire block is either under construction or in the development application stage; there are only two properties to the west that are undeveloped.
- this development has the required 6m setback and there will be a 4.5m separation for the backyard areas of the townhouse development;
- the minimum setback distance between multi-family buildings is 10 to 12m;
- the new 80m frontage for this development will double the amount of on-street parking available with the current frontage.

Mr. Sharma, Ms. Jones, Mr. Poxleitner, and Mr. Nagtegaal left the meeting.

Panel members provided further feedback on the proposed development including a concern that the height of the development was out of context in relation to the surrounding developments.

Staff advised that:

- they had requested the applicant sink the parkade further down which the applicant is currently investigating with their geotechnical engineer;
- they can work with the applicant to make sure there are plantings along the concrete walls to provide a visual screening there; and
- the OCP land use for this area permits townhouses and apartment buildings up to 6 storeys, and the area includes an existing mix of townhouses and apartment buildings. The 56 Avenue frontage to the north may also accommodate future apartment buildings up to 6 storeys, as this corridor redevelops over time.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated November 1, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Review maintenance access to outdoor patios;
  - b. Review need/design of pergola in amenity area (shaded area);
  - c. Improve access between north parking space/aisle area and elevators in parkade;
  - d. Review access to bike storage area to improve access between bike storage and elevators in parkade;

- e. Consider increased e-bike use and bike maintenance in the design of the bike storage area.
- f. In response to questions from Panel members, Mr. Veenhoven provided the following information:

Opposed: Mark Lesack

4) **DEVELOPMENT PERMIT APPLICATION DP 12-21**  
**LAND USE CONTRACT DISCHARGE APPLICATION LUC 01-21**  
**OCP AMENDMENT APPLICATION OCP 08-21**

20785 Fraser Highway.

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

Mr. Johannsen advised that the new OCP will be considered for adoption at the next Regular Council meeting. Should Council adopt the new OCP, the OCP amendment for this application will no longer be necessary.

In response to a question from a Panel member, Mr. Metalnikov advised that, although the City doesn't currently have any formal permeability requirements in the Zoning Bylaw, the Engineering Department does have storm drainage requirements, in particular, any new development is required to maintain on-site filtration at the existing level i.e. no additional drainage into the existing system.

The following individuals entered the meeting:

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

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

- Project data
- Context
- Aerial view
- Transit 10-minute radius map
- Site plan
- Landscape Plan
- Shadow Study
- Parkade plan
- Floor Plans
- Roof Plan

- Site sections
- Exterior elevations
- Material board
- Renderings

Panel members provided feedback on the form and character of the development.

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

- no thought was given to creating a two-story amenity room as there would be no real benefit to the use of that as there would have to be an internal stair connecting the two spaces; however, the top floor indoor and outdoor amenity spaces are connected;
- the signage for the commercial tenants is on the face of the arcade;
- the narrow walkway to the open plaza could be widened and some windows incorporated into the walls in order to address security concerns;
- the sharpness of one of the corners of the building was required to facilitate larger residential units given the site constraints;
- with respect to storm water management on the site, underneath the ramps at the back of the building there will be a detention tank for 150 cubic m of water storage which will be discharged at a controllable rate into the system;
- acknowledged that there is little green space in the development as this wasn't a City requirement;

Mr. Johannsen noted that in response to the City's request, the applicant had added potted trees and planters on the 2<sup>nd</sup> floor amenity deck as well as the roof and suggested that perhaps raised planters could be placed in parking areas and the plaza to incorporate more greenery.

- they will have to wait to see what kind of retail tenants will be leasing the space in order to determine where ramps to the elevated walkway should be placed;
- because the Fraser Hwy. side of the building has a wider walkway, the applicant didn't think it was necessary to do a façade there like the one on 208 St., but can consider doing that;
- the applicant can look at opportunity to accommodate wider stairs on 208 St. or Fraser Hwy. to address security concerns;
- the applicant can look at working with the City to extend the plaza out farther to improve the quality of the plaza space;
- primary access to the commercial retail units will be from the street;
- can discuss with the applicant the possibility of having a signage program for retail tenants;

- there are two elevators;
- can identify storage spaces in the units on the plans;
- the space identified at the northwest corner of the plan has no specific purpose at the moment, but could be used for offloading for commercial; and
- bike parking inside would be just for residents; outside are publicly accessible bike racks; the applicant can look at possibility of having some control device for certain hours to access public bike rack storage.

Staff advised that:

- in accordance with the new Subdivision and Servicing Bylaw, a wider street tree strip will be added in front of the building on both Fraser Highway and 208 Street;
- on street parking has been maintained on 208 St. and Fraser Hwy. so the commercial retail units will be accessible directly from the street.

In response to a request from the Chair, Mr. Minchuk outlined the tenant relocation process and communication strategy.

Mr. Gosselin, Mr. Minchuk, Mr. Veenhoven, and Mr. Tsang left the meeting. Discussion ensued regarding the look of the building, the fact that some of the drawing perspectives require updating, and the fact that given that this will be one of the first redevelopments in this area in 30 to 40 years, and the OCP calls for buildings up to 12 stories, the character of this area is going to change substantially as the City densifies and grows over time, and consistent with the new OCP density and design policies and guidelines.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

3. The ADP receive the staff report dated November 3, 2021 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Modify the east breezeway to improve sightlines, safety (close or widen breezeway, adding windows, no hiding spots);
  - b. Add tree strip and frontage details on 208 Street;
  - c. Update perspective rendering on Fraser Highway (show true width);
  - d. Consider updating columns on balconies above brick façade;

- e. Consider updating the corner façade design (geometry/angles);
- f. Use green roof / reflective roof components;
- g. Add additional landscaping areas in parking area and amenity areas, where possible;
- h. Consider more ramps to get to CRU/FCL level (in lieu of stairs);
- i. Consider articulating CRU façade along Fraser Highway (i.e. insets);
- j. Consider updating the stair access to the breezeway (widen stairs, potentially adjust lobby area to bring entrance to be more visible from one of the streets/create a grander residential entry);
- k. Consider adjusting ramp design to better integrate plaza and CRU;
- l. Carry the brick treatment across the Fraser Highway façade at a more consistent level, utilize a richer brick texture;
- m. Ensure CRUs are primarily accessible from street-side;
- n. Consider the use of hanging CRU signs in arcade;
- o. Show storage details in drawings.

5) **NEXT MEETING**

December 8, 2021.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:46 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**DIRECTOR OF DEVELOPMENT SERVICES**