



**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, JUNE 22, 2022  
AT 7:01 PM**

**Present:**

Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Co-Chair)  
Wendy Crowe  
Matt Hassett  
Clark Kavolinas  
Leslie Koole  
Johnnie Kuo  
Chad Neufeld  
Scott Thompson  
Ella van Enter  
Cst. Peter Mann

**Absent:**

School Trustee Shelley Coburn

**Staff:**

Carl Johannsen, Director of Development Services  
Anton Metalnikov, Planner  
Kelly Kenney, Corporate Officer

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The Chair began by acknowledging that the land on which we gather is the traditional lands of the Coast Salish People including the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the June 22, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the June 22, 2022 Advisory Design Panel be approved.

**CARRIED**

## **MINUTES**

Adoption of minutes from the May 25, 2022 meeting.  
It was MOVED and SECONDED

THAT the minutes of the May 25, 2022 Advisory Design Panel be approved as circulated.

**CARRIED**

### **2) DEVELOPMENT PERMIT APPLICATION DP 04-22**

Development proposal for a new restaurant located at 6141 200 Street.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated April 14, 2022 and provided a brief overview of the Development Permit application.

The applicant team entered the meeting:

- Maryam Massah, Director, Development and Project Management, Cactus Club Café
- Nick Joosten, Project Manager, Integrity Project Consulting Inc.
- Rafael Santa Ana, Principal, Rafael Santa Ana Architecture Workshop Inc.
- Antonio Colin, Associate Principal, Rafael Santa Ana Architecture Workshop Inc.
- Anna Wex, Lead Designer & Project Coordinator, Rafael Santa Ana Architecture Workshop Inc.

Ms. Massah provided a brief overview of the proposed restaurant King Taps.

Ms. Wex provided an overview of the proposal with details on the following:

- Site plan
- Parking orientation
- General layout of the restaurant
- Form of development
- Renderings of east, west, north, and south elevations
- Materials
- Architectural expression
- Landscape design
- Sustainability features

Panel members provided feedback on the form and character of the development as follows:

- as the outdoor patio space is facing a major intersection, the proposed water features may not be adequate to buffer the traffic noise; other noise attenuation features should be considered;
- update existing landscaped areas;
- add more design interest to the wall that adjoins seasonal outdoor patio area possibly through use of branding, vertical landscaping, or architectural feature such as different patterns of wood;
- incorporate more security features for seasonal patio to prevent access when not in use, such as lockable gate, barriers;
- consider more attractive barrier than the landscaping strip next to accessible parking space.

The applicant responded to questions from the Panel regarding:

- location and purpose of the two water features;
- use of automated security system and disassembly of patio furniture when seasonal patio not in use;
- purpose of future planning elements in order to be able to provide to go service;
- purpose of barrier on patio.

The applicant team left the meeting.

Panel members provided further input regarding:

- recommendation to have more accessible parking spaces;
- the need for better security features to prevent access to the seasonal patio when not in use.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

1. THAT the ADP received the staff report dated April 14, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Review additional noise mitigation measures for the patios, including the potential for vertical elements;
  - b. Consider a refresh of the existing landscaped areas;
  - c. Provide more design interest to the 200 Street elevation, and the wood façade adjacent to the seasonal patio in particular, such as through the use of branding, vertical landscaping, or additional architectural features;

- d. Review security of seasonal outdoor patio, including the use of physical barriers;
- e. Consider adjusting the accessible parking space-adjacent landscape strip, such as replacing it with a concrete seat wall;
- f. Provide an additional accessible parking space.

CARRIED

3) **NEXT MEETINGS**

July 13, and 27, 2022 (to be confirmed).

4) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:50 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**