



MINUTES OF THE ADVISORY DESIGN PANEL MEETING

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, APRIL 29, 2020
7:00 PM**

Present:

Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Rob Chorney
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

Staff:

Carl Johannsen, Director of Development Services
Roy Beddow, Deputy Director of Development Services
Kelly Kenney, Corporate Officer

1) APPROVAL OF AGENDA

MOVED BY Panel Member Thompson
SECONDED BY Panel Member Kavolinas

THAT the agenda for the April 29, 2020 Advisory Design Panel be approved.

CARRIED

2) **ADP MEMBERS ORIENTATION**

Carl Johannsen, Director of Development Services, provided an orientation to Panel members, providing information on:

- Nexus of Community Plan
- Purpose of Official Community Plan (OCP)
- OCP: Key Sections
- OCP and Regional Growth Strategy
- OCP: Land Use Map
- OCP: Growth Management
- Residential Development
- Commercial and Industrial Development
- Current Development
- Development Permit Area Guidelines
- OCP Update
- SkyTrain
- Land Use Concept
- Purpose of Zoning Bylaw
- Zoning Bylaw Update
- Advisory Design Panel (ADP) Purpose
- ADP: Areas of Evaluation
- ADP: Accountability to Council
- ADP: Recommendations to Council
- Typical Application Process
- ADP & DP Guidelines – Current vs. New

Kelly Kenney, Corporate Officer, provided information to Panel members on meeting procedures and protocols.

Mr. Johannsen advised that tonight's PowerPoint presentation would be made available to members.

The meeting recessed at 7:47 pm.

The meeting resumed at 7:49 pm with the following individuals having joined the meeting:

- Mr. Lukas Wykpiś, Keystone Architecture
- Stephen Heller, VDZ Landscape Architecture
- Dale Regehr, Weststone Properties Ltd (President)
- Rob Workman, Weststone Properties Ltd
- Carly Leahey, Weststone Properties Ltd
- Eric Poxleitner, Architect, Keystone Architecture
- Heather Greene, Project Coordinator, Keystone Architecture

3) **REZONING APPLICATION RZ 01-20**
DEVELOPMENT PERMIT APPLICATION 01-20
5326, 5334, 5340, 5360 – 200 Street
5321, 5331, 5341, 5361 – 200A Street
Weststone Properties LTD.

The applicant, Mr. Lukas Wykpis, Keystone Architecture, introduced the following individuals also in attendance:

- Stephen Heller, VDZ Landscape Architecture
- Dale Regehr, Weststone Properties Ltd (President)
- Rob Workman, Weststone Properties Ltd
- Carly Leakey, Weststone Properties Ltd
- Eric Poxleitner, Architect, Keystone Architecture
- Heather Greene, Project Coordinator, Keystone Architecture

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

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

- context plans;
- site plan;
- P1 level plan;
- 1st level floor plan (2nd, 3rd and 4th levels same layout).

Mr. Poxleitner spoke to the following:

- building elevations;
- renderings of north-west corner from 200th Street and west side from 200th Street;
- renderings of main entrance and south-east corner of building.

Mr. Heller spoke to the following:

- landscape site plan;
- planting plan;
- courtyard amenity plan.

Mr. Wykpis spoke to the following:

- CPTED principles;
- sustainability principles;
- OCP requirements.

In response to questions from Panel members, the applicant advised that:

- the building was named after one of the owner's children;
- top of grade from ground level is 1.4m on 200 St. side and approximately the same on 200A St. side;
- HD quality security cameras will be installed;
- mailroom will have steel door, accessible only with key fob and will have security cameras inside and outside the room
- property manager has experience managing rental buildings; going forward Weststone Properties Ltd looking at managing buildings themselves;
- five accessible units is not a building requirement but was requested by City staff;
- bike racks are missing from the layout plan, but will be located close to the two entrances for visitors and public to use;
- the building is fully purpose built rental;
- urban agriculture amenity was considered; however, the owner chose different amenities for the site;
- deep rooted street trees will be chosen with installation of root barrier as standard part of root insulation to prevent roots displacing concrete;
- the building's owner will be responsible for snow removal to ensure it is done properly;
- there is no specific target demographic for the building;
- LED lighting will be used throughout the site and will be dark sky compliant to ensure light from the building does not impact surrounding developments;
- property dedication of 2.55 m along the 200 St. frontage is required to allow enough space for construction of a multi-use pathway in the future; cash in lieu received once other properties to the north and south of the development are built will be used to construct the multi-use pathway; in the interim sidewalk and street trees will be constructed with this development;
- requested setback variance reflects new Zoning Bylaw best practices; lot coverage variance is a technical variance as it exceeds maximum permitted by only 3%; visitor parking variance requested to put visitor parking underground, current bylaw requires it to be on surface; all variances are in keeping with the new OCP;
- building could be 5 stories, applicant chose 4 stories in consideration of lot size and shape with two street frontages;
- building shadow study is not a requirement of the City; orientation of courtyard will be conducive to afternoon light;
- parkade level cannot be lowered due to geotechnical considerations;
- applicant will look to address potential maneuverability issue with ramp to parkade.

Panel members provided further comments to the applicant regarding the following:

- 200A Street entrance could be improved to be grander and more welcoming;
- architectural elements on the building corners could be improved to make them more robust in keeping with whole building;
- façade colour scheme could be improved by adding some colour/variety.

Mr. Wykpis, Mr. Heller, Mr. Regehr, Mr. Workman, Mr. Leakey, Mr. Poxleitner and Ms. Greene left the meeting.

Panel members provided further comments as follows:

- suggestion not to program the entire children's play area; in response staff advised that the City will look to add more detail to the City's development guidelines with respect to play structures;
- suggestion that it's incumbent on the City to ensure streetscape and pedestrian corridors are appropriate for high density in the area; in response staff advised that engineering staff are updating the Subdivision and Development Servicing Bylaw to ensure sidewalks are multi-use and pedestrian friendly;
- suggestion that there be an additional bathroom between the two amenity spaces.

In response to questions from Panel members, staff advised that:

- the civil design for the interim 200 St. boulevard treatment has not yet been completed and reviewed by Engineering staff but would follow existing building specifications with respect to sidewalk and boulevard widths and street trees. Staff indicated they could provide information to the Panel on what it will look like;
- although the City can't regulate interior building design under the Development Permit process, the applicant did acknowledge the concerns raised with respect to the corridor connecting the lobby area with the interior amenity spaces.

MOVED BY Panel Member Lesack
SECONDED BY Panel Member Kavolinas

THAT:

1. The staff report dated April 23, 2020 be received for information; and
2. The Advisory Design Panel recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - Upgrade entry area (stairs and ramp) on 200A;
 - Consider massing of corner elements to add to a more robust look;
 - Consider more colour on façade;
 - Widen corridor between courtyard and lobby, and add additional bathroom to amenity space;
 - Review turn radius in parkade.

CARRIED

4) **NEXT MEETING:**

June 10, 2020 (Tentative)

6) **ADJOURNMENT**

MOVED BY Panel Member Kavolinas
SECONDED BY Panel Member White

THAT the meeting adjourn at 9:06pm.

CARRIED

Rudy Storteboom

ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct