



**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, DECEMBER 1, 2020  
7:00 PM**

**Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Wendy Crowe  
Clark Kavolinas  
Mark Lesack  
Chad Neufeld  
Scott Thompson  
Ella van Enter  
Garth White  
S/Sgt. Don Davidson  
School Trustee Tony Ward  
Rob Chorney

**Regrets:** Heidi Tobler

**Also in  
Attendance:** Councillor Paul Albrecht

**Staff:** Carl Johannsen, Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Kelly Kenney, Corporate Officer

Councillor Storteboom (Chair) asked Councillor Pachal (Vice-Chair) to chair the meeting.

Councillor Pachal called the meeting to order and began by acknowledging that the land on which we gather is the traditional unceded territory of the Salish, Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) APPROVAL OF AGENDA**

It was MOVED and SECONDED

THAT the agenda for the December 1, 2020 Advisory Design Panel be approved.

CARRIED

2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED THAT the minutes of the November 4, 2020 Advisory Design Panel be approved.

CARRIED

3) **REZONING APPLICATION RZ 04-20**  
**DEVELOPMENT PERMIT APPLICATION DP 06-**  
**20**

20172 – 53A Avenue Flat Architecture Inc.

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

Vipan Sharma, the applicant and Jaswinder Gabri, project Architect entered the meeting.

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

- site plan;
- floor plans;
- parking plan;
- massing renderings;
- material board;
- street view renderings.

In response to questions from Panel members, the following information was provided:

- the setback of the building on 201A St. side will allow provide more than enough distance between buildings for sunlight to reach gardens of neighboring building;
- the project will follow BC Building Code requirements with respect to buffering noise from elevators that are next to bedrooms;
- the site is challenging in terms of finding alternate accessible ramp design;
- There is only one stairway exit from the underground parking; the diagram showing the door swinging the wrong way will be corrected and will show painted exit out of parkade;

- The elevator is the only way to access underground parking through the building; the stairs to the parkade are located outside; can look at having glass canopy to cover the walkway;
- The railings will be aluminum, the rendering will be corrected to show the correct material;
- Can look at providing a cover for the path from ramp access to south entrance
- Can look at modifying the materials used on the entrance to the building to create more weight at bottom of building;
- Agree that the renderings need to be corrected to reflect actual constructed façade and materials;
- The planter boxes on the 5th floor patio space or movable and the area will have concrete pavers; can look at adding benches and more plantings to soften the area;
- Can discuss potential for having fencing on ground floor to separate amenity space from publicly accessible parkade ramp;
- The arbor trellis on the ramp to the parkade does not extend to the bike parking area;
- Will work with CPTED; there will be security cameras in parking area, main lobby, and mail box room; can install windows in parkade so there are sightlines to the street;
- There is no requirement to provide an indoor amenity space for buildings with less than 40 units;
- The adaptable units will be constructed for immediate use;
- Due to geotech issues there can't be any more accessible parking stalls which limits the number of accessible units on the upper floor to two;
- It has not been decided yet as to whether the units will be for sale or rent;
- Air conditioning is an option; it is not provided for all units, only wiring;
- Can look at ways to get more natural light into middle units;
- Can look at ways to increase the visibility coming up the parkade ramp;
- There will be a half glass door installed in the mailroom to provide sightlines into the room from the lobby;
- Can look at providing an additional accessible visitor parking stall in the parkade;
- Podium height on 201A and 53A is 5ft., but tiered planter areas are 2 ½ ft high.

Mr. Sharma and Mr. Gabri left the meeting.

The Committee compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The staff report dated October 27, 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:
  - a. Consider noise impact of elevator beside bedrooms;
  - b. Consider alternate accessible ramp design or provide accessible parking closer to the ramp (i.e. on-street parking space option);
  - c. Ensure path between south entrance and parkade access stairs is covered;
  - d. Confirm exiting from parkade complies with BC Building Code;
  - e. Ensure path from ramp access to south entrance is covered from elements;
  - f. Lower stairwell windows to reflect actual construction outcome;
  - g. Ensure renderings reflect actual constructed façade and materials;
  - h. Provide clear transition between brick building base and siding above;
  - i. Consider improved consistency at entrance (i.e. use of brick);
  - j. Add vegetation to amenity spaces on 5th floor and ground floor amenity area (i.e. add another tree);
  - k. Improve sightlines for visitor parking stalls;
  - l. Consider ways to provide additional light into units; and
  - m. Consider an additional visitor parking stall underground (accessible space).

CARRIED

4) **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 01-20**  
**REZONING APPLICATION RZ 03-20**  
**DEVELOPMENT PERMIT APPLICATION DP 05-20**  
20689 & 20699 – Eastleigh Crescent

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

The following entered the meeting:

Stefan Ferrario, applicant  
Jess Dhillon, Manager, Development, Redekop Development Corporation  
Kyle Nagtegaal, Project Manager, Keystone Architecture & Planning Ltd.  
Steven Bartok, Principal, Keystone Architecture & Planning Ltd.

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

- Transit radius;
- Aerial view;
- Site plan;
- Landscape design;
- Shadow studies;
- Parkade floor plan;
- Floor plans;
- Public Information Meeting summary;
- Site section north/south;
- Site section east/west;
- Exterior elevations
- Material board;
- Project renderings street views;

In response to questions from Panel members, the following information was provided:

- There are two accessible parking spaces on either side of the vestibule and one in the corner in the underground parkade as well as two on the surface level parking; it is unlikely that snow will accumulate on these spots given their location;
- There is fencing to separate the residential parking on the first level from the amenity space;
- Access to the street is secure; the Fire Department has requested larger gate for better access;
- The ramp down to the parkade cannot meet accessibility standards given the slope required; level access is provided to lobby from street;
- The units will be for sale;

- The responsibility for installing security systems in the building is shared by the Strata and the developer;
- Can look into incorporating another gate to make the surface level parking area more secure;
- The indoor amenity space will connect to the outdoor amenity space;
- Lighting in the parkade can be on all the time as there is no direct connection from units to the parking area;
- Privacy screens are only needed for balcony units on one side of the building and they will have fully frosted privacy screens;
- Seating options and additional plantings can be incorporated into the outdoor amenity area;
- there will be trees separating surrounding properties from the parking area;
- There are six EV stalls; it is not known at this point if individuals will be billed individually or whether it will be part of the strata fees;
- First floor units are pre-wired for security;
- An outdoor amenity on the roof levels wasn't considered as there is ample amenity space on the east side which exceeds required amenity space; there were also privacy impacts on neighbours to consider;
- The roof treatment will be reflective in accordance with industry standards.

Mr. Ferrario, Ms. Dhillon, Mr. Nagtegaal, and Mr. Bartok left the meeting.

The Committee compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The staff report dated October 27, 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:
  - a. Ensure snow management keeps accessible and other parking spaces clear;
  - b. Consider additional fenced parking areas on surface parking level;
  - c. Utilize secure fencing materials (discourage chain link fencing);
  - d. Provide access between indoor amenity room to outdoor amenity;
  - e. Ensure parkade area is well-lit;
  - f. Add additional benches, seating and garden plots in amenity area;

- g. Utilize reflective roof materials; and
- h. Encourage additional installed EV stalls.

CARRIED

5) **NEXT MEETING:**

February 10, 2021 (Tentative)

Mr. Johannsen proposed two meeting dates in late January/February. The panel agreed to two meetings with a one month period to review applications and draft OCP policies. Dates and times to be determined in early January 2021.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:24pm.

CARRIED



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**ADVISORY DESIGN PANEL VICE-CHAIR**



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**DIRECTOR OF DEVELOPMENT SERVICES**