



MINUTES OF THE ADVISORY DESIGN PANEL MEETING

HELD VIA VIDEO CONFERENCE

WEDNESDAY, JULY 22, 2020
7:00 PM

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Rob Chorney
Wendy Crowe
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
Paula Kusack, Deputy Corporate Officer

Chairman Storteboom 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**

MOVED BY Panel Member Thompson
SECONDED BY Panel Member van Enter

THAT the agenda for the July 22, 2020 Advisory Design Panel be approved.

CARRIED

2) **APPROVAL OF THE MINUTES**

MOVED BY Panel Member Neufeld
SECONDED BY Panel Member White

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

CARRIED

3) DEVELOPMENT PERMIT APPLICATION 03-20

5724 & 5744 Glover Road

Patrick Kerr Holdings Ltd.

The Director of Development Services provided a brief overview of the application explaining the meeting format and application process.

The project is a 70-unit, 6 storey rental building located at 5724 & 5744 Glover Road. He advised that the project fits the draft land use concept in the new Official Community Plan and would be located within the proposed “Innovation Boulevard” along Glover Road, which connects the Downtown Core to Kwantlen Polytechnic University and is meant to foster the development of innovative residential and office space.

The Director of Development Services invited the applicant team to join the meeting.

Mr. Lukas Wykpis, Keystone Architecture, on behalf of Patrick Kerr Holdings Ltd, introduced the following individuals also in attendance:

- Bert Friesen – King Hoe Excavating Ltd.
- Eric Poxleitner – Keystone Architecture
- Clark Kavolinas - C. Kavolinas & Associates Inc.

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

- Small commercial component including 3 live-work units facing Glover Road;
- Includes a new laneway behind the building which will be the main vehicular access to the underground parkade;
- Resident parking; garbage and recycling receptacles, and resident storage lockers are located on the parkade levels;
- Visitor parking and bike storage lockers are located at grade level;
- Indoor and outdoor amenity spaces include a courtyard, barbeque area, lounge, and a grass play area, all located on the 2nd floor level;
- Amenity space includes plantings to screen area from neighbouring properties;
- Building includes 1 bedroom, 1+flex bedroom and 2 bedroom units;
- Modern style of architecture, urban contemporary with a commercial component on the ground floor;
- Create a ‘brownstone’ approach (street level feels like a 2 storey);
- Corner feature includes metal panel wrap and glazing, is well lit, includes soffit and fascia lighting giving prominence to the corner;
- Terraced, stamped concrete, hardy panel, glassed in balconies;
- Landscaped walls, tiered planting, courtyard screening, large patio and grass areas with planters;
- CPTED evaluation from Liahona Security Consortium;
- Parkade includes 2 complete electric vehicle charging stations and all other stalls are roughed in;
- Landscaping on top of parkade.

Discussion between Panel members and the applicant included:

- There is no direct access from the upper residential units to the lower level parkade without utilizing the elevator;
- Applicant would consider adding privacy screens between suite balconies;
- Glover Road access to the commercial live-work units is by elevator and requires the visitor to 'buzz' in;
- Grass amenity area on the 2nd floor is natural grass, however applicant would consider synthetic at the panel members request due to the difficulty of maintaining real grass on an upper level;
- A pergola (covered area) could be installed over the seating area on the 2nd level amenity area to allow use in inclement weather;
- Increase the variety and volume of plantings in and around the building to break up the large masses of concrete;
- HD quality cameras will be used for security purposes and Canada Post recommended mailboxes will be installed and mailroom will be secure;
- Consideration would be given to including a play structure or garden area in the amenity space;
- Will consider installing a second set of access doors to the garbage/recycling enclosure area closer to the accessible parking spots to provide easier access to the facility for those with accessibility concerns;
- Consider installing small windows in parkade wall to increase visibility and security;
- Consider including lighting in the laneway;
- Consider artwork to improve the look of the concrete wall (create feature wall) as vegetation may not grow well being on the north side of the building;
- Consider a climate friendly roof finishing, reduce heat;
- With regard to form and character, a panelist encouraged stronger use of colour to make a statement. Brownstone look could be better accentuated and give more prominence to the relation between the 1st and 2nd levels;
- Ensure outdoor lighting is not too bright that it will be a nuisance to residents;
- Needs more variation in planting material; consider boxwood, hydrangeas for example;
- Ensure parkade walls are tapered to allow greater visibility;
- Encourage as many complete electrical vehicle charging stations installed initially, as possible.

It was noted that the rendering shows quite sparse landscaping. The applicant assured members that in reality there will be much more greenery to screen the concrete walls.

There was discussion about the type of commercial use that could be in the 3 live-work units. The Director of Development Services noted that it will be home office, accountant, architect, etc type business. It is not suited to retail as there

is no on street parking and there would be access issues for that type of business.

There was no further questions of the applicant so they exited the meeting.

Panel member, Clark Kavolinas, recused himself from the meeting as he is part of the applicant team. He left the meeting with the applicant team at 8:00pm.

The Chair invited panel members to comment and consider a recommendation.

The Director of Development Services noted some of the challenges with the site and advised that the applicant worked with staff to overcome them. He noted that there are many treatment options for concrete that improve the aesthetic and limit vandalism.

Panelists had more discussion about the changes they would like to encourage the applicant to consider and they included those noted above as well as the following:

- Adaptable units should be in larger units, not the smallest;
- Consider a greater colour palette, enhance the laneway, specifically;
- Consider public art, a mural, panels of colour.

MOVED BY Panel Member Neufeld
SECONDED BY Panel Member van Enter

THAT:

1. The ADP receive the staff report as information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. installing privacy screens on balconies
 - b. improving the aesthetic of parkade wall, through vegetation and design, along Eastleigh Crescent frontage
 - c. adding more colour and variation to parkade wall along rear lane (potentially including mural and/or creeping vegetation)
 - d. adding a covered structure over the seating area in the courtyard
 - e. using synthetic turf/material instead of grass in courtyard
 - f. incorporating more robust colours, variety and intensity on the building corner and facades
 - g. accentuating the brownstone look along Glover Road frontage (incorporating second storey with first storey)
 - h. minimizing light spill from lighting features

- i. improving access to parkade garbage enclosure from accessible parking/lobby (adding second set of doors or swapped door location)
- j. improving and increasing overall variety and volume of on-site vegetation
- k. providing direct stairwell access from residential levels to all parkade levels
- l. reviewing stairwell design, between parkade and front entrance, for safety
- m. using larger units as adaptable units
- n. installing a play structure in the children's play area or garden plots

CARRIED

The Director of Development Services advised panelists that the City has recently released its Key Directions Report which is part of the Official Community Plan and Zoning Bylaw updates. He invited panelists to visit the City's website to learn about it. He further noted that he will be bringing a draft development permit guideline report to the Advisory Design Panel for input in the fall.

The Director of Development Services asked for consent to share email addresses among the Advisory Design Panel members. This would permit City staff to send group emails among members. No one had any opposition to sharing email addresses among group members.

4) NEXT MEETING:

September 9, 2020 (Tentative)

It was noted there are a number of pre-applications instream, however nothing will be ready to present by September 9. It will more likely be October.

5) **ADJOURNMENT**

MOVED BY Panel Member van Enter
SECONDED BY Panel Member Neufeld

THAT the meeting adjourn at 8:40pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct