



## MINUTES OF THE ADVISORY DESIGN PANEL MEETING

HELD VIA VIDEO CONFERENCE

WEDNESDAY, MAY 12, 2021  
7:01 PM

**Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Rob Chorney  
Wendy Crowe  
Mark Lesack  
Clark Kavolinas  
Chad Neufeld  
Scott Thompson  
Heidi Tobler  
Ella van Enter  
Garth White  
Cst. Dylan Burtman  
Sgt. Suman Minhas  
School Trustee Tony Ward

**Guest:** Councillor Paul Albrecht

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

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) **APPROVAL OF AGENDA**

It was MOVED and SECONDED

THAT the agenda for the May 12, 2021 Advisory Design Panel be approved.

**CARRIED**

## 2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED  
THAT the minutes of the April 14, 2021 Advisory Design Panel be approved.

**CARRIED**

## 3) **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 04-20** **ZONING BYLAW AMENDMENT APPLICATION RZ 08-20** **DEVELOPMENT PERMIT APPLICATION DP 09-20**

### **20179-20199 53A Avenue**

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

The following individuals entered the meeting:

Elena Topisirovic, Architectural Technologist, Keystone Architecture & Planning

Eric Poxleitner, Senior Principal, Keystone Architecture & Planning

Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates

Tim Kroeker, President, RKDI, representing the owner

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

- Project data
- Variances applied for
- Context & precedent images
- Transit 10 minute radius
- Site plan
- Shadow studies
- Parkade plan
- Floor plans
- Site sections
- Exterior elevations
- Streetscapes
- Material board
- Renderings

Mr. Kavolinas provided information on the landscape plan.

In response to questions from Panel members, Ms. Topisirovic provided the following information:

- the outdoor amenity space will be publicly accessible on the north end, but not on the east or south sides;
- they are still working with the owner to determine what the outdoor amenity space will be programmed for;
- there is a walkway in the parkade to get to the garbage disposal area;
- the grass area can be accessed directly from the amenity patio;
- the grade of the accessibility ramp into the building is in compliance with accessibility requirements of the Building Code;
- will consider adding additional trees and seating to back amenity space;
- all bedrooms and flex spaces have windows that open; bedrooms will accommodate a queen size bed; as the flex spaces are not intended to be utilized as bedroom spaces, they likely would not accommodate even a twin bed;
- the garbage rooms will be able to accommodate large garbage bins as well as organics and recycling bins;
- can determine if the in-suite bike storage/washer and dryer area will actually be usable for both purposes;
- buildings that are sprinklered don't need to have windows that open;
- there is a loading zone/drop off zone on the northwest corner of the building;
- the heating is electric baseboard;
- the roof has a reflective membrane;
- ducting will be installed in units to allow residents to install standalone air conditioners.

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

- staff will discuss with the developer and Engineering staff the lane that is to the west of the development as to how it interfaces with the sidewalk; however, it is unlikely that the sidewalk will be extended across that lane as it is one of the access lanes to the parkade;
- the depth of the parking stalls are standard size; however, the new Zoning Bylaw will look to having parking stalls with shorter widths;
- staff will investigate let down vs. curb return for lane access from 53A Avenue with Engineering staff at the Servicing Agreement stage;
- this development will be in compliance with the new OCP;
- the Fire Department has reviewed the plans.

In response to a question from a Panel member, Cst. Burtman advised that RCMP staff have reviewed the plans in terms of compliance with CPTED principles and are satisfied; it is also their understanding that video surveillance capability will be installed in the building.

Ms. Topisirovic, Mr. Poxleitner, Mr. Kavolinas, and Mr. Kroeker left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED  
THAT

1. The ADP receive the staff report dated May 5, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a) Consider enabling resident access to grassed areas on east and south side (by reconfiguring patios/access to patios);
  - b) Add an outdoor play structure and other programming in the outdoor amenity and BBQ area;
  - c) Add plantings/screening in outdoor amenity area to improve privacy for adjacent unit patios;
  - d) Consider adding balcony door canopies for penthouse units;
  - e) Consider softening lane (north) side of parkade with landscaping at crest of parkade that grows over exposed wall and/or utilize brick/stamped treatment; also ensure any exposed east parkade wall from street side view is treated with brick as well;
  - f) Add some vertical definition to BBQ area (i.e. vertical elements, pergola, trees);
  - g) Increase depth of outdoor amenity patio (i.e. extend north into common outdoor area), and ensure privacy of adjacent private patios is maintained;
  - h) Consider unique, contemporary landscaping types to complement modern architecture (create additional landscape interest);
  - i) Ensure in-unit storage space as identified is usable for general and bike storage and other uses (not form and character).

**CARRIED**

At the request of the Chair, staff showed Panel members the updated rendering of the proposed building at 20059 Fraser Hwy. which had been revised by the developer in response to ADP recommendations made at the April meeting.

**5) NEXT MEETING:**

June 9, 2021 & June 29, 2021 (Tentative)

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:20 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**DIRECTOR OF DEVELOPMENT SERVICES**