



**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, JULY 21, 2021
7:01 PM**

- Present:** Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Rob Chorney
Wendy Crowe
Mark Lesack
Clark Kavolinas
Scott Thompson
School Trustee Shelley Coburn
- Absent:** Heidi Tobler
Ella van Enter
Chad Neufeld
Garth White
Cst. Dylan Burtman
Cpl. Craig Van Herk
- Guest:** Councillor Paul Albrecht
- Staff:** Carl Johannsen, Director of Development Services
Anton Metalnikov, Planning Assistant II
Paula Kusack, Deputy Corporate Officer
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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.

Four members of the public joined the electronic meeting.

1) APPROVAL OF AGENDA

It was MOVED and SECONDED

THAT the agenda for the July 21, 2021 Advisory Design Panel be approved.

CARRIED

2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED

THAT the minutes of the June 29, 2021 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 06-21**

20359 Langley Bypass

Carl Johannsen, Director of Development Services, provided a brief overview of the Development Permit application noting it is a 1500 square foot addition to an existing furniture store on the Langley Bypass. The current Official Community Plan land use designation is Service Commercial, and the new draft Official Community Plan land use is the same.

The following individuals entered the meeting:

Harry Evans, RAM Construction Inc

Craig Mitchell, Craig Mitchell Architecture + Design Inc.

Clark Kavolinas, C. Kavolinas & Associates

The applicants presented the project providing an overview of the proposed development with details on the following:

- The addition of a 1500 square foot product showcase area as well as a second-floor office space.
- It is not a distribution facility
- Improvements to the east façade
- Additional parking, bike parking and barrier free parking
- Requested variance for a loading zone
- Updated/upgrading existing landscaping at main entrance
- New landscaping on the east property line

In response to panelist questions the applicant advised the following:

- There is no outdoor amenity area for staff to eat lunch etc.
- According to the owner's operational needs one loading bay is sufficient as it is a showroom not a distribution warehouse.
- Parking requirements have been met
- There is currently no indication of the pedestrian walking area from the far parking lot area to the main entrance of the building.
- There is no tree loss with the proposed application
- There is a fence along the east side at Jeffry Creek

After the questions were answered the applicant was excused from the meeting and the ADP members deliberated.

Mr. Kavolinas excused himself from the meeting due to a conflict-of-interest.

With Mr. Kavolinas' departure from the meeting quorum was lost. An informal discussion ensued about the following:

- Consider identifying a highlighted pedestrian path on the parking lot surface (textured treatment / striping)
- Move accessible parking spots to locate them closer to the entrance
- Consider an outdoor amenity area for employees
- Consider additional landscaping - more trees along the Langley Bypass to improve frontage.

With no quorum present no formal motion was considered, however Mr. Johannsen advised he'd forward the discussion points to the applicant for information purposes.

4) **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 02-21**
ZONING BYLAW AMENDMENT APPLICATION RZ 02-21
DEVELOPMENT PERMIT APPLICATION DP 03-21

5324-5326 & 5334-5336 198 Street

Mr. Kavolinas returned to the meeting and quorum resumed.

Carl Johannsen, Director of Development Services, provided a brief overview of the application context and described the existing and proposed zoning in relation to the proposed draft OCP. He noted a two-storey building is possible, however typically the applications are for three storeys. No variances are requested; however a Comprehensive Development zone is required to permit the density requested.

Mr. Johannsen advised that an error was discovered on the shadow study noting the building was situated too far west. It has been corrected but results in shadowing on the east properties one hour earlier at the March and September equinox. He noted that accounting for topography and a six-foot fence height, the shadowing impact will be less than on the original proposal.

The following individuals from the applicant team entered the meeting:

Erik Hacker, Quarry Rock Developments
Harp Saran, Quarry Rock Developments
Gordon Yiu, Atelier Pacific Architecture Inc.
Jennifer Wall, Van der Zalm + Associates

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

- Project location
- Proposed site, noting surrounding property uses
- Site elevation and access
- Setbacks
- Project data
- Floor plans
- Shadow studies
- Form and character of the project
- Elevations
- Materials board

Ms. Wall provided information on the landscape plan including:

- New trees will provide a canopy; connects green corridor to the park on the west
- On site storm water management
- Retaining wall interface; permeable paving surfaces
- Plant materials
- Renderings of the proposed landscape amenities

The following comments were provided by the Panel members for information:

- Grass on the north side of the building may not be successful, could consider moss covering, or an artificial surface that can be used in a grass like form
- Frontage roof is clean and modern but the gable ends are small flat roofs, not sure they complement one another. Suggest that the modern features be carried from the front to the side.
- Gables have no overhang, should be more of an overhang to help provide more protection to the walls
- Doors could be a warmer colour, not so dark

The applicant noted the roof overhang does not extend in areas that are in proximity of the interior road in consideration of fire truck height.

- Consider giving each unit block a different colour palette to give identity.
- Separation feature (privacy screen) for doors leading out from garages
- Consider Juliet balconies on the second floor to give a feeling of outdoor space
- Use the bump out for the electrical room to create a balcony for that suite, will add visual interest
- Consider varying uniform windows on the street side on 198th Street to give greater visual interest and define the units, use opaque glass to maintain security

Mr. Johannsen suggested security would be compromised on 198th Street side, however emphasis on ground floor patios and window openings that front the interior road would be an alternative.

- Fencing heights between units is 4' and 6' overall
- Consider height of 5' instead of 4' between units to avoid residents creating their own privacy screens when they find that 4' isn't enough
- Fencing posts will be aluminum and possibly the whole fence
- Add a rendering for the streetscape facing 198th Street and 53 Avenue to illustrate the interface between the building and the street for a better visual effect.

With the permission of the Panel, the Chair invited the public in attendance to comment / ask questions about the proposal and in response the following was noted by staff and/or the applicant:

- Shadow studies illustrate the times of year when the most significant shadows would be cast and are given to show the buildings impact on surrounding public outdoor space.
- The elevation difference between the north and south sides of the property is approximately a 2.6m change and elevation is considered when creating the shadow study.
- There will be retaining walls in the rear yards to make the space functional due to elevation changes
- Reconsider dog run for outdoor amenity space as there is a dog off-leash area in the neighbouring park
- The fence along 53 Avenue and 198th Street will not be a solid panel fence, perhaps horizontal board or aluminum with separation
- Landscaping along 198th Street and 53 Avenue will include grass to the property line, decorative panels to break up the fence line and it will all tie in with internal design style.

The public provided the further comments for consideration:

- Green space should be expanded with an emphasis on the environment. Drop unit number from 13 to 11.
- Discouraged tandem parking
- Consider safety measures on the street as children will need to get to and from the park across the street safely

Mr. Johannsen reminded the public that the Advisory Design Panel's mandate is to provide input on form and character, not density. He encouraged members of the public to attend the public hearing as that is the venue to talk about density. He further noted that if the development is approved by council, upgrades to the frontage include curb bulges and crosswalks to slow traffic and improve safety.

The ADP will make a series of recommendations and going forward staff will meet with the applicant to refine the application before it is considered by Council in September. If Council gives first and second reading to the bylaws they will proceed to public hearing after that. Notices will be mailed out to properties within 100m of the subject properties and newspaper ads will be placed to advise of the date and time of the Public Hearing. The public are welcome to provide input regarding zoning and density at that meeting.

Mr. Yiu, Mr. Hacker, Ms. Wall and Mr. Saran left the meeting at 9:01pm.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated July 14, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Update the roof design (require overhangs, consider a flatter roof/resolve pitched/flat roof intersection)
 - b. Consider updating the door materials/colours (brighter expression)
 - c. Consider a varied colour palette for each townhouse block
 - d. Consider balconies or Juliette windows on second floor along internal driveway, and over the electrical room
 - e. Update ground floor windows along 198 to add more differentiated ground floor elevation
 - f. Consider additional back patio screening between back yard areas (Blocks 2 and 3), and additional screening along 198 Street for patios (Blocks 1) – retain 4 foot high fence along street front with higher screening intervals
 - g. Replace/update the entire east fence
 - h. Utilize more durable fencing material along project edges
 - i. Provide rendering to show proposed building at corner of 198/53

CARRIED

5) **NEXT MEETING:**

September 8 or 15, 2021 (tentative)

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:19 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES