



**MINUTES OF THE
ADVISORY DESIGN PANEL**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, NOVEMBER 10, 2021
AT 7:00 PM**

Present:	Councillor Rudy Storteboom (Chair) Councillor Nathan Pachal (Vice-Chair) Rob Chorney Wendy Crowe Mark Lesack Chad Neufeld Scott Thompson Ella van Enter School Trustee Shelley Coburn Cst. Peter Mann Cst. Daniel Leung
Absent:	Clark Kavolinas Garth White
Staff:	Carl Johannsen, Director of Development Services Roy Beddow, Deputy 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) AGENDA

Adoption of the November 10, 2021 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 10, 2021 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the October 20, 2021 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 20, 2021 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION 13-21**
ZONING BYLAW AMENDMENT APPLICATION RZ 10-21
OCP AMENDMENT APPLICATION OCP 09-21

19701-19729 55A Avenue.

Mr. Anton Metalnikov, Planning Assistant II, provided a brief overview of the Development Permit application.

Mr. Johannsen advised that the new OCP will be considered for adoption at the next Regular Council meeting. Should Council adopt the new OCP, the OCP amendment for this application will no longer be necessary.

The following individuals entered the meeting:

Vikas Sharma, Managing Director, Saiya Developments
Bronwen Jones, Senior Landscape Architect, PMG Landscape Architects
Eric Poxleitner, Sr. Principal, Keystone Architecture & Planning
Kyle Nagtegaal, Project Manager, Keystone Architecture & Planning

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

- Project data
- Context
- Aerial view
- Transit 10-minute radius map
- Site plan

Ms. Jones provided details on the landscape and outdoor amenity plan.

Mr. Nagtegaal provided information on the following:

- Shadow study

- Parkade plan
- Floor plans
- Streetscapes
- *Site sections*
- Exterior elevations
- Material board
- South elevation rendering
- North elevation rendering
- Main building entrance
- Amenity entrance

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

mark existing townhouses ground entry - yes
 future townhouses – wouldn't have underground parking on a raised podium

anton those two properties to west, could be either townhouse or apt.

mark has study been done as to what the potential height.
 Concern with height of this development in comparison to current and future development
 Is there ability to have underground parking

Carl – the properties to west would be suitable for be a small boutique
 If consolidated properties could put in parking magazine.

Anton – another site is 50 m x 34 m and they are able to go up to 6 stories, with single underground level parking and some podium parking, so that is feasible

Mark age of surrounding townhouses, are they coming up for redevelopment
 Anton- majority of these townhouses developed in 5 to 10 years

3 story ground entry – yes

anton – a lot of the designation allows more density some have been developed at lower density than the designation allows
 Carl height consistency.
 End of first recording

Chad – southe and east access to amenities, how do you access them from outside? - there are maintannce gates that allow access.

That is a great point need to look at how residents can access that area

Solar considerations – back area will be quite shady for most parts of the yar, so do you really need black cover, don't need it as shade structure, make it more open structure.

Ms. Jones - Intent was to have visual privacy from people above, yes need to bring in as much light as we can.

End of second recording

Rob – parkade area – get walkway near lobby to north side of parkade to get to elevator, make walkway closer.

Kyle – had challenge with parking accommodating all parking underground , may be oppportunity to shift some of the areas around to get a pathway, will look into.

103 or 106, use those parking stalls

bike storage move closer towards elevators? – stall 56, move mechanical door over and have entrance there
one of the requirejentns there we have to have access to drive aisle can;t go through parking stall to the bike access. If we flip that stall would be able to accommodate that. Can make that revision.

Ebikes, extra plug ins, rough in for all parking stalls for ev chargers and to expand to bike storage would be quite easy.

Bike room – work station in there, add one, no. haven't considered that for this project

Wendy – rendering of front – form and character – this building kind of comes out of nowhwere,

The two other are current townhouse developments –

Anton – this entire block is either under construction or in development application process.

Carl – 3rd recording

Staff worked

Step down reduces shadowing ot the north.

Is within 1100 m of future 196 skytrain station
Having density in this area will be beneficial

Ella – appreciate the effort made

Nathan – what do you look at for distance from balconies,
Patios on east and west side, so you aren't touching neighbours

Anton – min 6 m set back and in apts askin for 4.5 m set back
Townhouse to east, will see what we will have to the west
Are comfortable with the development to east

Any rule of thumb when joining developments with patios
Carl – min distances between multifamily developments are 10 to
12 m

Shelley Cobourn- school capacity issues, in that area where all
these developments are going in. hopefully will be getting
expansion
Is it a secured visitor parking lot? – it will be open area and
unsecured, no enclosure around it.

Shelley – do you see people parking there who are residents at
other developments, might be problematic

Carl – with this proposal with the four lots, going to get new
frontage 80 m long fit 10 to 11 parked cars. , right now can only fit 5
to 6 on the frontage right now.

Peter Mann – security feature?
Cameras? – where,
Bike storage,
Expect to be providing security cameras on the site

Mann- mailboxes inside the lobby – yes.

Mr. Sharma, Ms. Jones, Mr. Poxleitner, and Mr. Nagtegaal left the meeting.

Panel members provided further recommendations:

Mark thinks it's too much building for the context, too many floors
considering only 3 and 4 storey townhouses around it.

Anton – the raised parkade is something we are looking at , want them to sink it in further, they are in contact with their geotechnical engineer to see how far they can put it down.

Carl landscaping west and east, work to make sure there are plantings there to provide visual screening there.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated November 1, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review maintance access to outdoor patios,
 - b. Review need/design of pergola in amenity area (shaded area),
 - c. Improve access between north parking space/aisle area and elevators in parkade,
 - d. Review access to bike storage area to improve access between bike storage and elevators in parkade,
 - e. Consider increased e-bike use I and bike maintenance n the design of the bike storage area.

Opposed: Mark Lesack

4) **DEVELOPMENT PERMIT APPLICATION DP 12-21**
LAND USE CONTRACT DISCHARGE APPLICATION LUC 01-21
OCP AMENDMENT APPLICATION OCP 08-21

20785 Fraser Highway.

Mr. Anton Metalnikov, Planning Assistant II, provided a brief overview of the Development Permit application.

Carl recording, same comment about OCP amd not being required. Entry area into downtown are coming east along fraser highway, trying to have warmer materials in the downtown, 3 or 4 levels. To make sure it has high level of the ground plane, incorporating a lot of brick and columns. Playing off surround buildings and their materials

Has to have raised ground floor as it is in the flood area. That was a challenge, did create opportunity for public open space. Café use to animate th street,
Tenant relocation and assistance plan is a requirement of the residential tenancy act,

Chad – permability, impermeability, integrated stormwater plans?
How this fits into htat, this development is very paved and material heacy
Anton – required to maintain on site filtration – engineering requirement

The following individuals entered the meeting:

Luc Gosselin, CEO, Whitetail Homes
Gerald Minchuk, Development Manager, Whitetail Homes
Martin Veenhoven, Senior Project Manager, Keystone Architecture and Planning Inc.
Tyler Tsang

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

- Project data
- Context
- Aerial view
- Transit 10-minute radius map
- Site plan
- Landscape Plan
- Shadow Study
- Parkade plan
- Floor Plans
- Roof Plan
- Site sections
- Exterior elevations
- Material board
- Renderings

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

Rob, join two floors together to make a two story amenity room – wasn't any though tgiven to that , no real benefit to the use of that as you have to have internal stair connecting. We sort of have it connected at top,
Wendy – a lot of buiding, no greenery,
At commercial level have signage for residential, where is signage for the commercial tenants

Open plaza , narrow walkway, security issue, not CPTED friendly, do you need it, maybe should just be an enclosed space.

Could incorporate windows so its not a dark tunnel, provides utilitarian connection

Can it be widened, yes? To make it feel more comfortable.

Signage is on face of arcade

3rd story, scale of columns seems disproportionate compared to lower columns. Tie it in better.

Material under soffits on patios, hardy wood soffit

Carl we've completed subdivision servicing bylaw, and that is a detail we will ask applicant to add into 208 street.

Street trees needed on 208 and Fraser. Will be wider tree strip in front of building

Will ensure we have high quality streetscape with trees

Chad – form of building – has no nose of the building, suggest rounded façade

The sharpness of the corner due to that can't have much residential at the corner. And would end up with small sidewalk. Just a choice to facilitate residential units. More challenging plan

Strategy for stormwater management – is a very impermeable site
Underneath service area, will be a detention tank under the ramp into the parkade. 150 cubic m of water storage. Will be discharged at a controllable rate into the system.

Suggest incorporating landscaping, greenery. On roof and provide function for

Has to be under the ground, so can't be on the roof. Could have retention on roof

No demand from city to provide a certain amount of green space.

Hard to do much else at this stage

Small little islands in parking areas could be raised planters , incorporate greenery in plaza

Carl – potted trees and planters on 2nd floor amenity deck and roof there are.

On plaza design have some tree wells, could possibly add a bit more there. Want a programmable space, move chairs around, wanted substantial trees to provide shade in the summer, will provide consolidated drawing showing all the plantings. Will try to find little places to put greenery

Mark – site plan – just ramps at corner only means of access to elevated walkway level, suggest having more ramps to access.

Answer , we don't know what the subdivision of the retail space will look like, could have ramp with multiple small tenants. Thinking of having walkway at the back, will have to wait and see what kind of tenants might want to be there to determine where to put ramps.

Mark – could do in arcaded area, people having to go all the way to the corner to access ramp

208 façade any consideration to do that on Fraser hwy side, it was wider so didn't think we had to do it there. We thought there was already room there,

stairs accessing raised area, small in scale should have wider stairs., take the lobby and have at least one access on 208 or Fraser hwy. – didn't consider that, can have a look at some of that to address some of those concerns.

Plaza will there be anything there to really animate it, configure ramps to get frontage right onto the plaza.

Could extend the plaza space out farther if worked with the city.

On corner of building Fraser and 208, brick runs at 3 levels then steps down to 2 then to 1, don't step it down.

Pachal – crucial primary access from street, so wouldn't entertain access from surface parking lot, answer there would always be ability to add on both sides, would be tenant drive.

Put your best foot forward on the street side. Street priority number one. Totally agree with that.

Arcade, stairs, access east on Fraser hwy or south on 208 is there anything that can be done there to get to a crucial.

Arcade signs, - smaller signs you can hang for pedestrian view.

Have preconditions for crucial. So no ugly sandwich boards.

Can discuss with Whitetail if there will be a signage program tenants have to buy into, we describe types of signs.

There are two elevators

Show storage space in the units

Northwest corner optional loading what is it

Space has no purpose at the moment, could be used for offloading for commercial .

Johannsen – parking onsite, maintained on street parking on 208 street so the crus will be accessible directly from the street. This area has a lot of onstreet parking

Concerns for security? Asked rcmp, outside bike racks, no secure parking for the bikes inside? – secure parking inside would be just for residents. Outside is publicly accessible bike racks . there is secure bike storage for residents. May be able to put a gate so it's not accessible all the time. Public bike rack area.

Tenant relocation component – chair
Long term tenants to be relocated – mynchuk outlined the process and communication strategy

Luc Gosselin, CEO, Whitetail Homes
Gerald Minchuk, Development Manager, Whitetail Homes
Martin Veenhoven, Senior Project Manager, Keystone Architecture and Planning Inc.
Tyler Tsang
Left the meeting

Panel members provided further recommendations:

Shelly – dislike the look of the building

Carl some of their drawing perspectives are off,

This area this is the first redevelopment in this area in 30 to 40 years. Ocp calls for buildigns up to 12 stories, so the character of this area is going to change substantially.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

3. The ADP receive the staff report dated November 3, 2021 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Modify the east breezeway to improve sightlines, safety (close or widen breezeway, adding windows, no hight spots)
 - b. Add tree strip and frontage details on 208 Street
 - c. Update perspective rendering Fraser Highway (show true width)

- d. Consider updating columns on balconies above brick facade
- e. Consider updating the corner facade design
- f. Consider the use of green roof/ reflective roof components
- g. Add additional landscaping areas in parking area, where possible
- h.

5) **NEXT MEETING**

December 8, 2021.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:46 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES