



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, FEBRUARY 16, 2022  
AT 7:00 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Co-Chair)  
Wendy Crowe  
Chad Neufeld  
Leslie Koole  
Scott Thompson  
Matt Hassett  
Cst. Peter Mann  
Clark Kavolinas  
School Trustee Shelley Coburn  
Johnnie Kuo
- Absent:** Ella van Enter
- Guest:** Councillor Albrecht
- Staff:** Carl Johannsen, Director of Development Services  
Roy Beddow, Deputy Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Paula Kusack, Deputy Corporate Officer

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The Chair began by acknowledging that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the February 16, 2022 agenda.

It was **MOVED** and **SECONDED**

**THAT** the agenda for the February 16, 2022 Advisory Design Panel be approved.

**CARRIED**

2) **MINUTES**

Adoption of minutes from the January 19, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the January 19, 2022 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 01-22**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 01-22**

A 6-unit rowhome development located at 20816 45A Avenue

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

The applicant team entered the meeting:

- Dennis Chan, CEO, Leone Homes
- Manny Janda, President, Leone Homes
- Fred Adab, Owner, F. Adab Architecture
- Steve O'Connell, Owner, Centras Engineering
- Bahareh Nassiri, Landscape Designer, M2 Landscaping
- Meredith Mitchell, Owner, M2 Landscaping

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

- Project data
- Site plan
- Lane Access
- Floor plans
- Unit configuration
- Roof plans
- Building orientation
- Renderings of building
- Material board
- Exterior elevations
- CPTED considerations

Ms Mitchell provided details on the landscape plan.

Panel members provided feedback on the form and character of the development.

In response to questions from Panel members, staff and the applicants advised that:

- Staff are comfortable with the proximity of the visitor parking stall from 45A Avenue. There will be over 4 meters of sidewalk and public boulevard between them;
- Laneway lighting will be mounted at approximately 6' and will be motion activated so as not to be on all the time. Fixtures will be louvered to minimize light pollution;
- Consideration will be given to the design of privacy screens on the second-floor balconies to improve privacy and architecture;
- The addition of double gate fencing to separate units with shared entrances;
- Applicant will ensure there is a hard surface approach to visitor parking and bike racks at the north side of the site;
- Consideration will be given to using an alternative material to wood for fencing on the east property line;
- Consideration will be given to adding another window on the north side;
- Consideration will be given to adding a vent grill under the gable end to minimize massing effect on north side;
- Unit numbers will be visible at the front (208<sup>th</sup> Street) and back (lane) of the units
- Civil drawings will illustrate curb bulges at 208<sup>th</sup> Street and 45A Avenue showing street parking on 45A Avenue;

The applicant team, Dennis Chan, Manny Janda, Fred Adab, Steve O'Connell, Bahareh Nassiri, and Meredith Mitchell left the meeting.

Panel members provided further recommendations including:

- Consideration be given to registering a building scheme on title to control changes to the building façade;
- Consideration be given to including maintenance of landscaping in a party wall agreement.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated February 7, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Enhance the separation between visitor parking space and 45A Avenue frontage
- b. Review design of balcony separation screens to better tie into broader project architecture and improve privacy
- c. Adjust front yard fencing to separate units with shared entrance paths
- d. Show a drawing of the north frontage including conceptual offsite landscaping
- e. Consider alternative material to wood for south and east fencing
- f. Consider additional 3<sup>rd</sup> floor glazing and design treatments (vent grille) along side elevations
- g. Consider accessibility for delivery services to units
- h. Consider the maintenance of landscaping in relation to the project's fee simple tenure

Staff note: strongly consider noise attenuation measures along 208<sup>th</sup> Street.

**CARRIED**

Clark Kavolinas declared a conflict as he is the principal landscape architect on record for the next development application on the agenda. He left the meeting at 8:18pm.

**4) DEVELOPMENT PERMIT APPLICATION DP 14-21  
ZONING BYLAW AMENDMENT APPLICATION RZ 11-21**

A 6-storey, 92-unit apartment building located at 5494-5510 Brydon Crescent & 19890 55A Avenue.

Mr. Roy Beddow, Deputy Director of Development Services, provided a brief overview of the Development Permit application.

The following individuals entered the meeting at 8:23pm:

- Tim Kroeker, Principal, Redekop Kroeker Development Inc.
- Clark Kavolinas, Principal, C. Kavolinas & Associates Inc
- Eric Poxleitner, Senior Principal, Keystone Architecture and Planning Inc.
- Kyle Nagtegaal, Project Manager, Keystone Architecture and Planning Inc.

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

- Project data
- Site plan
- Context buildings
- Parkade plan
- Surface parking plan

- Floor plans
- Shadow study
- Renderings of building
- Material board
- Exterior elevations

Mr. Kavolinas provided details on the landscape plan.

Panel members provided feedback on the form and character of the development.

- Consider warming up the colour of the fencing to align better with the colour palette of the building;
- Improve the integration of the roof pop-up element with the overall building design; consider adding a roof top amenity area;
- Expand the warmth of the outer building colour palette to the center of the building. Consider bringing the brick up to the 4<sup>th</sup> level.
- Move accessible parking spaces to the west side of the parkade, closer to the elevator; add a door on the north side for easier access to the elevator;
- Improve children's play structure, make it more interesting;
- Consider using a variety of landscape materials on the Brydon Crescent side of the property;
- Concern with safety, sightlines, and lack of lighting regarding the surface parking; (CPTED)
- Consider a wall treatment for the large blank wall on the east property line, possibly hedging/trees to break up podium wall;
- Consider a roof treatment to minimize the heat island effect;

In response to questions from Panel members, the applicant's representatives advised that:

- They can improve the access path to the parkade elevator and move the accessible parking spaces closer to the elevator;
- Rooftop amenities are not being considered at this point as the design does not allow for it; there is an outdoor amenity at grade level;
- Preference is to address overhangs / building massing from a design perspective rather than considering a change of use;
- Visitor parking is unsecured however there will be ample LED lighting that runs for long time periods using low energy consumption;
- Roof treatment – can increase the overhang to address the heat dome effect and will use light colours to reflect heat; can use a warmer soffit colour to soften the look.

The applicant team, Tim Kroeker, Clark Kavolinas, Eric Poxleitner, and Kyle Nagtegaal left the meeting at 9:06pm.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated February 3, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Employ a warmer/darker colour for the south and east podium fencing
  - b. Review design relationship between roof line and corner pop-ups to better integrate them with each other
  - c. Consider opportunities for rooftop landscaping/amenity space
  - d. Consider warmer/darker materials and colours along building's middle portions
  - e. Consider opportunities for improved access between underground accessible parking spaces and elevator lobby (i.e. moving stalls, adding lobby doors)
  - f. Consider more active/engaging children's play structure
  - g. Consider increased perennial and hedge landscaping and variety, along with larger canopy trees
  - h. Provide lighting at covered surface parking stalls to address potential CPTED concerns
  - i. Consider opportunities for a more attractive east parkade wall treatment as it relates to the neighbouring property
  - j. Incorporate additional landscaping along the south edge of the surface parking area and consider opportunities for additional permeable paving to assist with stormwater runoff management

BEFORE THE QUESTION WAS CALLED there was an inquiry about whether the neighbouring lots would be orphaned. Staff advised that with the anticipated changes to the Zoning Bylaw those lots could accommodate a boutique style multi-family development in the future.

It was noted that the developer will be improving the nearby pedestrian bridge.

CARRIED

**5) NEXT MEETING**

March 16, 2022.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:20 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**DEPUTY CORPORATE OFFICER**