



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD IN TIMMS COMMUNITY CENTRE  
MULTI-PURPOSE ROOM #2**

**WEDNESDAY, July 13, 2022  
AT 7:00 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Co-Chair)  
Wendy Crowe  
Matt Hassett  
Leslie Koole  
Johnnie Kuo  
Chad Neufeld  
Scott Thompson  
Cst. Peter Mann
- Absent:** School Trustee Shelley Coburn  
Clark Kavolinas  
Ella van Enter
- Guests:** Councillor Albrecht
- Staff:** C. Johannsen, Director of Development Services  
R. Beddow, Deputy Director of Development Services  
A. Metalnikov, Planner  
P. Kusack, Deputy Corporate Officer

The Chair began by acknowledging that the land on which we gather is the traditional lands of the Coast Salish People including the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the July 13, 2022 agenda.

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

**THAT** the agenda for the July 13, 2022 Advisory Design Panel be approved.

**CARRIED**

2) **MINUTES**

Adoption of minutes from the June 22, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the June 22, 2022 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 07-22**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 04-22**

Proposed 6-storey, 84-unit apartment development located at 5302 – 200 Street; 20011, 20021, 20031 – 53 Avenue; 20030 – 53A Avenue.

Mr. Anton Metalnikov, Planner, spoke to the staff report and provided a brief overview of the Development Permit application.

There was a brief discussion about three single family homes located north of the subject properties and there was an inquiry if they would be orphaned if this development proceeds as proposed. Staff noted that if the three properties are assembled, the development would be large enough to proceed on its own.

The applicant team entered the meeting:

- Fred Adab, Architect, F. Adab Architects Inc.
- Gurvinder Dhillon, Developer, Red Cardinal Homes 2021 Inc.
- Karamveer Dhillon, Developer, Red Cardinal Homes 2021 Inc.
- Rod Maruyama, Landscape Architect, Maruyama & Associates
- Aman Grewal, Civil Consultant , Centras Engineering Ltd.

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

- Project context
- Floor plans
- Site Access
- Pedestrian Access from 53 Ave
- Landscaping
- Amenities
- Underground parkade/ Recycling/Garbage/ Bike Storage
- Unit mixes: Studio, 1 bedroom, 2 bedrooms, 2 bedrooms & den, 3 bedrooms. Recessed 6<sup>th</sup> floor
- Roof plan
- Project statistics, rezoning requirement, no variances

- Renderings
- Façade
- Elevations
- Building materials, colours, exterior finishes
- Shadow analysis
- Sustainability and green measures
- CPTED report and incorporation of recommendations therein

Mr. Maruyama provided information on the landscape plan identifying the following:

- Planting buffers
- Access
- Fencing
- Bike parking
- Paving stones
- Individual privacy planting/ambiance
- Dense, tiered plantings
- Coniferous and deciduous plantings
- Walkways & courtyard
- Landscape lighting throughout the site
- Green roof

Mr. Grewal provided information about the proposed offsite works including a multiuse path, sidewalks, and stormwater management.

Panel members provided feedback on the form and character of the development and discussion took place about the following:

- The north face was lacking the same character as the other three sides of the building. It needs more attention.
- The use of brick was favoured, suggested that the colour could be darker.
- Large decks were very nice, although could use more cover.
- A suggestion was made to wrap the black colour around the back.
- Balcony privacy is important. With just a glass partition between the units it isn't very private. A suggestion was made to make the transition between spaces more opaque or use an aluminum product to improve privacy.
  - The applicant noted in terms of the roof and decks they can extend the overhang to cover a portion of the roof decks.
- West elevation from 200<sup>th</sup> Street has a lot of massing in a light colour, suggested picking up a darker colour at the base to enhance the view from 200<sup>th</sup> Street. Bracket the light colour in dark colours.
- Consider moving the accessibility parking closer to the elevator in the south drive isle.
- North side has too much grey and white

- The narrowest part of the building facing 200<sup>th</sup> Street is very monolithic and it will be viewed the most due to high volume traffic from that side. Any surface treatment to break up the column would be beneficial.
  - The applicant noted that more windows could be incorporated to break it up
- If building air conditioning and heat pumps will not be incorporated at the development stage it was strongly encouraged that vents be incorporated to allow the installation of portable air conditioning units in the individual residential units.
- Consider going above the building code for sound proofing for units where living rooms are back-to-back with a bedroom of the neighbouring unit to minimize the sound transfer.
- Consider roof treatments that minimize noise transfer from rooftop decks to lower residential floors.
  - The applicant noted that a heavy insulation will be used but agreed to add one layer of drywall to assist with reducing noise transfer.

The following additional comments were made:

- The building will be strata market housing
- EV charging stations have been incorporated
- Parking ratios are consistent with shoulder rates being brought forward in the new zoning bylaw
- All units / corridors are accessible by ramps to/from the lobby and the elevator
- The green roof will have automated irrigation with a moisture sensor to allow for adequate irrigation. Materials are low profile and tolerate green roof conditions well.
- The whole site is fenced with gates, and windows are secure.
- Visitor parking spaces are in the parkade, which is secured with gates
- There is no street parking in front, delivery trucks must enter the property from the rear to access the loading bay
  - Staff noted that there may be an opportunity for on street parking on the eastern side of the property.
- Every parking spot has conduit to allow for future EV wiring.

The applicant team left the meeting.

Panel members further discussed the following:

- Shadow studies are intended to determine shadows on parks and outdoor public amenities not on private property.
- Staff will check with Engineering if the proposal goes to a public hearing to determine if other properties are building the multi-use path on 200<sup>th</sup> Street now or later.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated June 28, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Review opportunities to revise the north and west elevations to create a more cohesive façade with additional visual interest on the northwest façade
  - b. Enhance balcony weather protection
  - c. Provide more opaque balcony separation screens for additional privacy
  - d. Improve the accessibility of the outdoor area to the north
  - e. Move accessible parking spaces closer to elevator lobby
  - f. Consider the comparative benefit of the green roof in relation to solar panels (including pre-wiring) and other heat gain mitigation, and review it for financial, operational, and maintenance feasibility
  - g. Consider providing venting/ducting to facilitate portable air conditioner installation by residents
  - h. Review sound attenuation enhancement opportunities, with regard to street noise as well as between units with living room/bedroom interfaces and overhead decks and consistent with applicable OCP DP Guidelines

BEFORE THE QUESTION WAS CALLED staff noted that they will discuss the maintenance issues and associated costs that could arise with the proposed green roof.

THE QUESTION WAS CALLED and same was

CARRIED

**4) NEXT MEETING**

To be determined.

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:35 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**DEPUTY CORPORATE OFFICER**