



**MINUTES OF THE
ADVISORY DESIGN PANEL**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, MAY 25, 2022
AT 7:00 PM**

Present:	Councillor Rudy Storteboom (Chair) Councillor Nathan Pachal (Co-Chair) Wendy Crowe Matt Hassett Johnnie Kuo Chad Neufeld Scott Thompson Cst. Peter Mann
Absent:	School Trustee Shelley Coburn Clark Kavolinas Leslie Koole Ella van Enter
Guests:	Councillor Albrecht Councillor Wallace
Staff:	Carl Johannsen, Director of Development Services R. Beddow, Deputy Director of Development Services Anton Metalnikov, Planner Kelly Kenney, 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 May 25, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the May 25, 2022 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the April 20, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the April 20, 2022 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 05-22**
ZONING BYLAW AMENDMENT APPLICATION RZ 03-22

Proposed 5-storey, 93-unit rental apartment development located at 20121-20171 53 Avenue.

Mr. Roy Beddow, Deputy Director of Development Services spoke to the staff report dated May 12, 2022 and provided a brief overview of the Development Permit application.

Mr. Beddow corrected information in the staff report by advising that a variance was not required for the bicycle storage space.

The applicant team entered the meeting:

- Tim Kroeker, Principal, Redekop Kroeker Development Inc.
- Bryan Smyth, Project Manager, Redekop Kroeker Development Inc.
- Clark Kavolinas, Landscape Architect, 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
- Context and precedent images
- Transit 10-minute radius
- Future development context
- Design rationale
- Site plan

Mr. Kavolinas provided information on the landscape plan.

Mr. Nagtegaal provided further information on the following:

- Shadow study
- Parkade plan
- Floor Plans
- Exterior elevations
- Streetscapes
- Material board
- Renderings

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

- make better use of the open area between this development and that immediately to its north as an amenity area for residents of both buildings;
- look at moving one of the accessible stalls next to the elevator;
- vary the species of trees used for perimeter landscaping (not just Dogwoods);
- wood mulch would be easier to maintain between communal garden plots;
- incorporate an additional tree species that grows better in shade on the north side;
- shift bicycle maintenance room against the bicycle storage room and have access through the two rooms to create better flow;
- move electrical room to create more space inside and outside of elevator lobby in the parkade;
- add additional communal garden plots where possible;
- broaden the corridor between the buildings;
- not incorporating an amenity area on the rooftop is a lost opportunity.

The applicant responded to questions from Panel members regarding the following:

- feasibility of combining the two separate areas between the buildings into one amenity space;
- location of visitor stalls;
- water source for communal garden;
- mailboxes in entry way;
- use of security cameras in common area entry points;
- use of Dogwood trees for other developments;
- rationale for different sized bike storage lockers;
- equipment to be provided in bike maintenance room;
- gated access to open area between buildings for residents;
- size of covering for outdoor amenity area;
- placement of Maple trees along perimeter of development;
- ability to review the location of the electrical room;

- coverage over the balconies on the top floor for rain protection;
- air conditioning in units;
- operability of windows in bedrooms;
- electrical sockets in the bike locker for electric bikes;
- ownership, use, and maintenance of the access lane;
- noise mitigation for suites where living room is located next to a bedrooms;
- size and layout of in-suite storage area;
- safety features in parkade;
- ability for visitors to turn around in parkade if all visitor parking spots full;
- loading zone location;
- number of EV chargers provided in parkade;
- amalgamating various areas of neighbouring development.

Staff responded to questions from Panel members regarding:

- width of the access lane to accommodate emergency vehicles;
- building and sightline standards for the parking ramp;
- feasibility of amalgamating various areas of neighbouring developments.

The applicant team left the meeting.

Panel members further discussed the feasibility of making the space between the two buildings a shared amenity space and staff responded to questions from Panel members in this regard.

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 12, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Consider sharing and/or strengthening the relationship of the outdoor amenity space with that of the adjacent development to the north;
 - b. Consider moving resident accessible parking stall closer to elevator lobby;

- c. Review use of Dogwood trees for hardiness, and incorporate additional shade-tolerant tree species into landscaping;
- d. Consider use of wood mulch as ground cover for southwest communal garden plots;
- e. Consider shifting bike maintenance room to be adjacent to bike storage room and allowing access between them;
- f. Consider expanding size of elevator lobby in parkade and improving visibility into and out of it through additional fenestration, relocating or reconfiguring the electrical room as necessary;
- g. Consider providing additional communal garden plots;
- h. Consider providing outdoor amenity space, landscaping, and/or solar panels on the roof;
- i. Review maneuverability of exiting visitor parking area if all spaces are full.

CARRIED

3) MEETING FORMAT DISCUSSION

Discussion ensued regarding whether the Panel's preference was to hold meetings in-person or continue to meet electronically via Zoom. Staff advised that currently there is limited capability to hold hybrid meetings in the CKF Room so it was recommended that meetings be either fully electronic or fully in person.

Mr. Metalnikov advised that, in response to a poll of panel members as to their preference, 6 of 8 voting members responded and the results were as follows:

- 3 - in person
- 1 - virtual
- 2 - no preference

Accordingly, the Chair advised that, going forward, meetings would be held in person.

4) NEXT MEETING

June 22, 2022 (to be confirmed).

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:35 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER