



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, NOVEMBER 2, 2022  
AT 7:00 PM**

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

Chair Storteboom 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.

Chair Storteboom offered condolences to Cst. Mann for the loss of a fellow RCMP member from the Burnaby detachment who recently passed away in the line of duty.

Chair Storteboom offered congratulations to Mayor-elect Pachal on his election to the office of Mayor in the recent election and advised ADP members they were welcome to attend the upcoming Inaugural Council Meeting.

1) **AGENDA**

Adoption of the November 2, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 2, 2022 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the July 13, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the July 13, 2022 Advisory Design Panel meeting be approved as amended to reflect that Leslie Koole was in attendance at this meeting and that it was held in-person, not via video conference.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 06-22**

Proposed 6-storey, 178-unit apartment development at 20644 Eastleigh Crescent

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

The applicant team entered the meeting:

- Eric Poxleitner, Sr. Principal, Keystone Architecture
- Noel Lim, Project Coordinator, Keystone Architecture
- Clark Kavolinas, Landscape Architect, Clark Kavolinas Landscape Architect

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

- Project context
- Walkability to SkyTrain timeframes
- Shadow studies
- Streetscapes
- Concept sketches
- Building materials, colours, exterior finishes
- Building elevation rendering

- Streetscape renderings
- Courtyard renderings
- Ground level units
- Parkade plan
- Level 1
- Level 2
- Unit plans

Mr. Kavolinas provided details on the landscape plan.

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

- breaking up massing of large party wall between properties;
- more dedicated accessible parking spaces;
- lack of practicality and accessibility in having access to outdoor amenity space only be through indoor amenity space;
- no kitchen amenities in any of the amenity spaces;
- extension of courtyard to provide for additional community garden space;
- whether current location of community garden area would get adequate sunlight; potential for raised beds so no need to bend down;
- addition of windows into bike room for security;
- garbage area pick up logistics;
- orientation of units so bedroom of one unit is not sharing wall to living room of neighbouring unit;
- suggested use of electric heating;
- installation of conduit for air conditioning units;
- potential for bicycle repair and maintenance room;
- potential for installation of mechanical doors to common areas for greater accessibility;
- storage and charging of electric mobility vehicles;
- potential for car share spaces;
- potential for green roof, solar power;
- safety considerations for children's play space.

In response to questions from Panel members, Mr. Poxleitner advised that:

- the units will be market condo/strata housing, not rental;
- the mail room door to the outside is required to allow for mail-loading of mailboxes;
- all bike storage is on the P1 level, is enclosed and would have enclosure inside for each bike;
- Units on L1 to L6 have in-unit storage;
- it would not be possible to gain access into the courtyard from street level as all exits have gates, there is a security gate on the parking ramp, and all walls are high enough to prevent individuals from hopping over;

- an arborist was retained to determine which trees need to be protected, fenced off during construction and the arborist will be onsite during construction;
- the ground level units are one storey, though they are designed to look like they are two-storey;
- adaptable units can be made into accessible suites;
- the play space for children hasn't yet been programmed; however, it will have a rubberized surface for accessibility;
- the client hasn't asked for an amenity area for pets to date; however, if the courtyard was expanded it would open up more amenity opportunities.

The applicant team left the meeting.

Panel members further discussed the following:

- caution about allowing pets into the courtyard;
- suggestion to have more amenities;
- party wall design options;
- cost of putting window into bike storage rooms; recommend looking at other options;
- how number of elevators required in a development is determined;
- green roof pros and cons.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated October 21, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Provide more visual interest (texture, colour, mural, horizontal banding, geometric pattern, etc.) to party wall to reduce its apparent massing;
  - b. Provide 1 additional accessible parking space, preferably near elevator lobby;
  - c. Consider providing a kitchenette/lounge space in indoor amenity (not form and character);
  - d. Ensure full and consistent access to outdoor amenity space is provided from building interior (i.e. hallway connection between internal corridor and courtyard);

- e. Extend outdoor courtyard deck further south, incorporating communal garden spaces and considering the installation of a dog relief area, and providing adequate perimeter fence heights;
- f. Provide visual surveillance into bike storage rooms;
- g. Review accessibility of entrance doors to garbage room;
- h. Review garbage pickup logistics to avoid blocking vehicle throughways;
- i. Consider adding metal guards to bottom of doors to garbage room to prevent damage to doors (not form and character);
- j. Consider sound transfer attenuation measures between neighbouring units with bedroom/living room interfaces (not form and character);
- k. Consider adding a bike repair room (not form and character);
- l. Review storage and charging of electric mobility devices (e-bikes, scooters, etc.) (not form and character);
- m. Consider use of electric energy for building systems;
- n. Provide more detail on children's play structure, and ensure there is enough room in playground area to accommodate various play features safely; consider relocating play area to centre of courtyard
- o. Consider providing a green roof or rooftop solar panels;
- p. Review opportunities for unit air conditioning provision/installation (not form and character).

### CARRIED

Co-Chair Pachal thanked outgoing Council member Storteboom for his years of service to the Advisory Design Panel and to the City.

Current ADP members were encouraged to apply to serve on the Panel next year.

Mr. Johannsen provided a summary of accomplishments and future expectations for development in the city, noting projects the Panel has reviewed, and also providing information on potential future development applications, including the plaza and station design that will come to the ADP for comment as part of the Langley SkyTrain project.

#### **4) NEXT MEETING**

To be determined.

5) **ADJOURNMENT**

It was MOVED and SECONDED

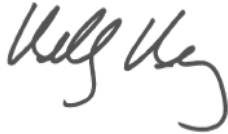
THAT the meeting adjourn at 8:41 pm.

CARRIED



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**ADVISORY DESIGN PANEL CO-CHAIR**



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**CORPORATE OFFICER**