

**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, JANUARY 19, 2022  
AT 7:00 PM**

- Present:** Councillor Nathan Pachal (Chair)  
Councillor Rudy Storteboom (Co-Chair)
- Wendy Crowe  
Johnnie Kuo  
Chad Neufeld  
Leslie Koole  
Scott Thompson  
Ella van Enter
- Absent:** Clark Kavolinas  
School Trustee Shelley Coburn
- Guest:** Councillor Albrecht
- Staff:** Carl Johannsen, Director of Development Services  
Roy Beddow, Deputy Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Kelly Kenney, Corporate Officer
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At the request of Councillor Storteboom, Chair, Councillor Pachal, Co-Chair assumed chairing duties and called the meeting to order.

**1) AGENDA**

Adoption of the January 19, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the January 19, 2022 Advisory Design Panel be approved.

**CARRIED**

## 2) **MINUTES**

Adoption of minutes from the November 10, 2021 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 10, 2021 Advisory Design Panel be approved as circulated.

CARRIED

## 3) **ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION**

Members and staff shared introductions and members were provided with an orientation as follows:

Roy Beddow, Deputy Director of Development Services provided information to the Panel on the:

- City's visioning strategy - Nexus of Community
- Official Community Plan (OCP)
  - Contents
  - Introduction
  - Big Themes
  - Growth Projections
  - Land Use Plan
  - Land Use Designations
- Development Permit Area Guidelines
  - DP Guidelines – Form & Character
- Regional Context Statement
- Appendices to Official Community Plan
  - Nicomekl River District Neighbourhood Plan
  - District Policies
- Zoning Bylaw
  - Update
  - Proposed Updated & New Zones
- Current Development

Carl Johannsen, Director of Development Services provided information to the Panel on the following:

- Advisory Design Panel (ADP)
  - Areas of Evaluation:
    1. Overall design quality, appeal & character
    2. Relationship of buildings/spaces to neighbours
    3. Interface between buildings & public realm
    4. Specific building & site design elements

- 5. Building & open space materials
- 6. Livability & human needs
- 7. Signage
- 8. Energy & sustainability
- 9. Accessibility
- 10. Crime Prevention Through Environmental Design (CPTED)
  - Accountability to Council
  - Recommendations to Council
- Typical Application Process
  
- In response to a question as to what is meant by form and character, Mr. Johannsen referred to the DP Guidelines on form and character which provide guidance on form and character requirements for proposed developments and advised form and character basically refers to the architectural and landscape architectural character of a proposed development but can also include the following considerations:
  - how buildings relate to each other and the spaces between them;
  - whether the development is a good neighbour;
  - will the building present an attractive façade on the street;
  - does the development it create a safe pedestrian environment;
  - does the development support transit service;
  - does the building have sustainability features.

Kelly Kenney, Corporate Officer provided information on meeting procedures, referencing and providing examples from the following guidance documents:

- Community Charter
- Council Procedure Bylaw
- Terms of Reference

4) **DEVELOPMENT PERMIT APPLICATION DP 15-21**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 12-21**

20032 & 20038 56 Avenue.

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

The following individuals entered the meeting:

- Paul Sangha, Owner
- David Eaton, Architect, David Eaton Architect
- Apurva Agarkar, Architect, David Eaton Architect
- Caelan Griffiths, Landscape Architect, PMG Landscape Architects
- Manpreet Singh, Architect, David Eaton Architect
- Piyush Verma, Architect, David Eaton Architect

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

- Project data
- Site plan
- Parkade plan
- Floor plans
- Roof plan
- Unit configuration
- Garbage area
- Renderings of building
- Material board
- Exterior elevations

Mr. Griffiths 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, the applicant's representatives advised that:

- the fencing in front of the ground floor units is intended to be 2 ft. high so should not be a falling hazard were someone were to climb it; but will address if the height of the fencing is increased
- the hardscape is not permeable;
- the rooftop is meant to be an overlook;
- the roof colour will be light grey so as not to absorb heat;
- there are gates to the two individual units on the ground floor; no gate for the ground floor exit, just a doorway;

- the storage room is intended to also serve as bike storage;
- the bike racks in front of the building are intended for visitors;
- the intent of having the garden plots in one area is to contain any potential untidiness to one area as the level of maintenance of each garden plot may differ by individual;
- the applicant can consider including a covered area for the rooftop amenity area; could perhaps look at placing trees in a more linear pattern to provide more shade, particularly in the BBQ area;
- the aluminum planters on the rooftop will have either a reflective metallic or white coating that will reflect heat rather than absorb it; but do recommend additional mulch in planters and having an automatic irrigation system;
- the intent of the small, narrow windows in the bedrooms was to provide an architectural feature to create a modern look; however, can explore putting in larger windows;
- the applicant can investigate reconfiguring the column structure in the parking area to make parallel parking spaces more easily accessible;
- although it would be desirable to have greenery at the back of the building with some permanent planters, the concern is that, because of their location, these planters would not be well maintained over the long term and would become unsightly; there is the possibility of using the space between the beams that are covering the parking area for planters to provide more greenery at the back of the building;
- the wall feature next to the entrance hasn't been chosen yet, but will not be plain glass; could have backlit and 3D elements so as to be visible from the street;
- the electrical engineer will be responsible for ensuring that the building's electrical system is configured such that it is capable of powering EV charging stations in all parking spots; the electrical requirements for fast charging EV stations is not known at this point;
- when the mechanical engineer is hired for this project, consideration of whether to install air conditioning in the units will be discussed with the owner;
- the noise attenuation features in the building will be built to meet building code requirements and the City's current standards for noise attenuation; extra noise attenuation features such as triple glazing would be expensive and have not been discussed with the owner;
- to ensure there is minimal sound transfer from the rooftop amenity area to units directly below, the rooftop pavers will be 2 inches thick and will not be porcelain; insulation will also be used; however, the type is still to be determined; also whether to have trusses or not has not yet been determined;

Mr. Johannsen advised that there are noise attenuation guidelines in the City's Development Permit Guidelines with respect to developments like this that are fronting major arterial roads which applicants must follow.

- ping pong balls falling off the rooftop amenity area is not expected to be an issue given how light they are;
- there will be double wall construction with insulation to dampen sound between units; more insulation could be added but would decrease each unit's square footage;
- the type of floor construction has not yet been discussed with the owner.

Mr. Sangha, Mr. Eaton, Mr. Agarkar, Mr. Griffiths, Mr. Verma, and Mr. Singh left the meeting.

Panel members provided further recommendations including:

- making garbage area accessible from the inside as well as the outside;
- incorporating more sustainability features into the development.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated January 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. Provide weather-protective coverage over all 6th floor balconies
  - b. Provide covered area on rooftop patio (over tables and/or barbecue area) for weather protection
  - c. Provide greater variety of seating options on rooftop patio
  - d. Consider adding more or differently shaped/sized garden plots and spreading them out more widely over roof-top patio
  - e. Consider using larger windows on side (east and west) building frontages
  - f. Provide more plant material variety (with more robust trees) on rooftop patio to create an "outdoor room" effect
  - g. Consider alternate parking layout for parallel parking spaces
  - h. Consider additional landscaping along the back of the parking area (such as support columns)
  - i. Provide additional design detail to the glass wall feature beside the

front entrance

- j. Consider non-fossil fuel heating/cooling approach
- k. Consider using electric air conditioning to allow for cooling and noise mitigation through closed windows
- l. Consider noise attenuation opportunities to insulate units from street noise and rooftop patio
- m. Illustrate bike placement in storage lockers
- n. Consider making garbage room accessible from within the building
- o. Consider expanding on/incorporating additional sustainability measures into the project (i.e. permeable hardscaping)

CARRIED

5) **NEXT MEETING**

February 9, 2022.

6) **ADJOURNMENT**

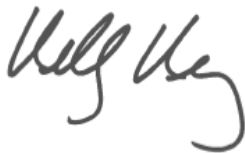
It was MOVED and SECONDED

THAT the meeting adjourn at 9:26 pm.

CARRIED



**ADVISORY DESIGN PANEL CO-CHAIR**



**CORPORATE OFFICER**