

MINUTES of the **Engagement & Priorities Committee Meeting** held on **Tuesday, October 27, 2020** at 7:00 p.m. in the Council Chamber of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT

Elected Officials: Mayor B. Dingwall
Councillor M. Hayes
Councillor N. MacDonald
Councillor B. Meachen
Councillor T. Miyashita
Councillor G. O’Connell
Councillor A. Simpson

Guests: Eric Hughes, Onni Development
Peter Kreuk, Onni Development (by Video Conference)
Craig Taylor, TKA+D
Brent Dozzi, Creative Traffic Solutions

Staff: M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer (by Video Conference)
A. Berry, Director of Planning & Development
D. Fast, Manager IT Services
T. Hupka, Clerk II
S. Maki, Director of Engineering & Operations (by Video Conference)
A. Wallace, Manager of Community Development (by Video Conference)

A. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the October 27, 2020 Engagement & Priorities Committee meeting be approved.

CARRIED.

D. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the minutes of the Engagement & Priorities Committee meeting held on July 28, 2020 be adopted.

CARRIED.

E. DELEGATIONS and PRESENTATIONS

None.

F. COMMITTEE MINUTES AND REPORTS

The Chair invited questions and comments from the public.

Seeing none, it was **MOVED** and **SECONDED** THAT the Committee receive for information the:

- A. Minutes of the Agricultural Advisory Committee held:
 - A.1 September 10, 2020;
 - A.2 October 8, 2020; AND
- B. Letter from Joe Bachmann, on behalf of the AAC, to Dr. Heather Bears, Zoetica Environmental Consulting Services, regarding The Environmental Inventory Management Strategy Project; AND
- C. Minutes of the Active Transportation Advisory Committee meeting held:
 - C.1 September 14, 2020; AND
- D. Minutes of the Advisory Design Panel meetings held:
 - D.1 July 22, 2020;
 - D.2 August 5, 2020; AND
- E. Minutes of the Community Check-In Task Force meetings held:
 - E.1 July 29, 2020;
 - E.2 September 30, 2020; AND
- F. Minutes of the Economic Resiliency Task Force meetings held:
 - F.1 July 23, 2020;
 - F.2 September 17, 2020.

Item B was pulled for discussion. The question was then called on the balance of Committee Minutes & Reports and it was:

CARRIED.

Following discussion, it was **MOVED** and **SECONDED** THAT item B be received into the record.

CARRIED.

G. STRATEGIC PRIORITIES – BALANCED ECONOMIC PROSPERITY

Mayor Dingwall provided a welcome message to all community members and introduced guests to the Engagement & Priorities Committee meeting. He then outlined the rules of engagement for the public, and provided a brief history of the development application, zoning and process taken by the Advisory Design Panel.

1. Development Permit Application for Golden Ears Business Park Phase 3

1.1 Staff Presentation

Anne Berry, Director of Planning & Development, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 1 and forms part of the original minutes.

Highlights of the presentation included:

- Overview of the site;
- History of rezoning process;
- Overall development process;
- Development permit review process;
- Business Park Guidelines & Objectives;
- Traffic improvements;
- Project overview for three buildings;
- Building size is significantly smaller than zoning permits;
- Building design;
- Greenway and landscaping (including signage requirements);

- Permitted uses in I-3 Zone;
- Advisory Design Panel & process;
- Location of acoustic wall;

Samantha Maki, Director of Engineering & Operations, provided a verbal overview of the Traffic & Access Study.

Highlights of the overview included:

- Vehicle generation from GEBP phase 3 & 4 during peak hours;
- Assessment intersection and access point operate within acceptable levels service;
- Timing of airport way widening is to be implemented in 2024;
- Collection of traffic data; and
- Comparison of anticipated traffic volumes in 2024 with and without development.

Ms. Berry then concluded her presentation outlining that Staff are only seeking comments on form and character, not on use. Staff will return to Council with presentation of the draft development permit for Council's consideration inclusive of an analysis of the draft design guidelines.

1.2 Applicant Presentation

Eric Hughes, VP of Development from Onni, presented an overview of plans for Golden Ears Business Park – Phase 3 including a PowerPoint presentation which is included as Attachment 2 and forms part of the original minutes.

Highlights of the presentation included:

- Introduction of the design team;
- Overview of location of Phase 3;
- Evolution of Phase 3 and site layout; and
- Major changes through the process (specific to building location and setbacks).

Mr. Hughes then introduced Craig Taylor, TKA+D, who presented the overall site design and approach of the business park.

Highlights of the presentation included:

- Goals of the design project;
- Site organization by phase;
- Acoustic strategy (buffers & berms); and
- Access points and site circulation of vehicles.

Mr. Hughes continued his presentation with the following points being raised:

- Traffic improvements as part of Phase 3 and Phase 4;
- Overview of traffic studies undertaken since 2016;
- Confirmed a traffic count on Airport Way over a seven day period was performed; and
- 2020 traffic study underwent peer review by the City's traffic consultant and was determined that the study developed by Creative Transportation Solutions (CTS) was supported.

Mr. Hughes then introduced Peter Kreuk, Project Landscape Architect with Onni, who spoke to landscape development in Phase 3.

Highlights of the presentation included:

- Pedestrian linkages;
- Screening elements, hedging and fencing;
- Screening of loading bays;
- Overview of paths and linking areas;
- Lighting concepts promote safety while limiting light pollution;
- Overview of amenities showcasing social spaces;
- Northern acoustic berm is 3 – 4m in height;
- Use of native or adaptive plantings and habitat;
- Significant setback along Airport Way allows for wide bike path.

Mr. Craig continued his presentation regarding visual aspects of the project and individual identity of tenants.

Highlights of the presentation included:

- Individual tenant visual identity opportunity using colour palette;
- Glazing to create a visual pleasing façade being mindful of thermal inefficiencies;
- Materiality (painted concrete, aluminum and glazing);
- Inclusion of natural materials;
- Consideration of shading;
- Corner wrapping;
- Signage plans;
- Sustainability options;
- Building modularity (allowing changes in industrial space depending on tenant); and
- Rendered drawings of building designs and streetscapes.

Council participated in a roundtable discussion with the following points being raised:

- Appreciation for the Advisory Design Panel process;
- Landscape design, colour palette and wood elements are ideal;
- Concerns of Parking/Loading area to the north of building 3100 and flow of traffic during peak hours;
 - Mr. Hughes confirmed the intention for small trucks/vans to use loading bay to be hand loaded. Traffic would enter off of Harris Road and exit onto Airport Way. One directional movement.
- Concerns with accuracy of traffic count based on generic use and not potential use;
 - Brent Dozzi, CTS confirmed formula used to determine projected trip generation based on industry standards and building size.

- Importance of preservation of Harris Road and for it not to be used as a truck route;
- Concerns of design guidelines permitting one entrance;
 - Mr. Hughes confirmed it is not operationally feasible to adhere to one driveway.
- Benches along Fieldstone Walk are currently on south side of trail facing north and preference to place on north side and face south;
 - Mr. Hughes advised that those details would be carefully reviewed at the building permit phase.
- Concerns of timing for Airport Way widening;
- Guidelines for tenant parking;
- Appreciation for the landscape design;
- Noise concerns as a result of roof top mechanics, trucks idling, and reverse signals;
 - Mr. Hughes advised that the acoustic study identifies that the forecasted decibels are within the noise bylaw for the site. Study does not consider a noise attenuation wall which is being provided even though it's not anticipated to reach the decibels required to mandate an attenuation wall.
- Traffic calming measures considered on site;
 - Once a tenant is secured and building permit issued, traffic calming measures would be considered.
- East side starkness on approach and setback from roadway – a better viewpoint;
- Suggestion for noise attenuation wall to include a mural or green screening;
 - Mr. Hughes confirmed plans for hedge plantings.
 - Screening of park dedication plans would be done in collaboration with the City.
- Fencing of parking and safety;
- Concerns of off-loading at un-signalized exit and pedestrian safety for amenity lands;
- Concerns of choke point at Bonson Road and Airport Way and Airport Way at the Golden Ears Bridge roundabout;

- Concerns of existing pathway to Fieldstone being adjacent to the GEBP; and
- Importance of advancing the implementation of an intersection at Harris Road and Airport Way.

1.3 Community Engagement

The Chair then opened the floor for questions and comments from the public. The following community members engaged in dialogue:

Maureen Robertson, Pitt Meadows – regarding concerns of increased traffic on Harris Road, specifically truck traffic. (in person)

Ryan Wandler, Pitt Meadows – regarding current traffic noise in Bonson Landing and the importance of a sound attenuation wall. (in person)

Jeff McBride, Pitt Meadows – regarding sound attenuation wall for Bonson Landing and projected traffic noise in future years. (in person)

Ron Bennewith, Pitt Meadows – regarding lack of information pertaining to the amenity parcel, noise attenuation, increased traffic and pedestrian safety. (in person).

Darren Gough, Pitt Meadows – regarding traffic concerns, light and noise pollution, privacy, buffers and berms. (Online submission Attachment 3)

Harj Sekhon, Pitt Meadows - regarding pedestrian flow from Harris Road through to the Pitt Meadows Arena, improved vehicle aesthetics for Phase 3 and implementation of pathways and sidewalks. (Online submission Attachment 4)

Deanna Hines, Pitt Meadows – regarding installation of EV Chargers in the parking lot of Phase 3. (through Zoom)

Stacey Loyer, Pitt Meadows – regarding dissatisfaction with traffic study numbers and storm water management plan. (by telephone)

Council continued their discussion with the following points being raised:

- Smart & sustainable opportunities that Onni may consider;

- Landscape age and design components including assurance of maintenance in the future;
- Length of bond, occupancy and maintenance;
- Commitment for berms to be started early;
- Appreciation for the public participation;
- Support of the colour palette;
- Reference to Golden Ears Industrial Park vs Golden Ears Business Park;
 - Mr. Hughes confirmed that the reference to “industrial” was a typo.
- Placement of the pathway and security for homes along Fieldstone;
- Timing for Onni to confirm tenant; and
 - Mr. Hughes confirmed the tenant is confidential until such a time that a lease is signed and building permits are requested from the City.
- Importance of advancing roadworks, pathways, berms and buffers.

It was **MOVED** and **SECONDED** THAT the Committee:

- A. Receive for information the Staff Report titled “Development Permit Application for Golden Ears Business Park Phase 3” and dated October 6, 2020.

CARRIED.

H. ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

Signed:

Certified Correct:

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer