



MINUTES of the Advisory Design Panel Meeting held on Wednesday, May 27, 2020 at
12:00 p.m. via video conference

PRESENT:

Voting Members:

J. Brady
R. Dafoe
A. Hayes
E. Hirota *
L. Kan
S. Kim
E. Rojo *

Ex Officio:

Mayor Dingwall

Council Liaison:

Councillor MacDonald
Councillor Meachen

Other Council Members:

Councillor O'Connell
Councillor Hayes
Councillor Simpson

Staff:

K. Barchard, Manager of Administrative Services
T. Barr, Deputy Corporate Officer
A. Berry, Director of Planning and Development
(Chair)
A. Dominelli, Development Services Technician
D. Parr, Planner II
M. Roberts, CAO *
A. Wallace, Manager of Community Development

Guests:

Applicant 1 – GEBP Phase 3

Regrets:

P. Johnston
C. Hargreaves, RCMP
S. Raht

Secretary:

Tatiana McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 12:00 p.m.

2. LATE ITEMS

None.

**E. Rojo joined the meeting at 12:05 p.m.*

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the May 27, 2020 Advisory Design Panel Meeting be approved.

CARRIED.

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the Advisory Design Panel Meeting held on May 13, 2020 be adopted.

CARRIED.

5. NEW BUSINESS

(1) Introductory Comments

A. Berry, Director of Planning and Development, provided introductory comments on the Development Permit Application for Golden Ears Business Park Phase 3. Highlights included:

- The current meeting will be focused solely on Phase 3 of the Development Permit Application and each meeting going forward will have a direct focus on specified areas highlighted in advance.

(2) Development Permit Application for Golden Ears Business Park Phase 3

The Applicant presented on the Development Permit Application for Golden Ears Business Park Phase 3 through a presentation, which forms a part of the original minutes as **Attachment 1**.

**M. Roberts joined the meeting at 12:24 p.m.*

Following the presentation, the Mayor and Council Liaisons to the Panel provided feedback and comments where the following points were raised:

- Recommended for Onni to reach out to Ridge Meadows RCMP regarding the CPTED safety concerns;
- Concerned around water drainage and the percentage of permeable space left remaining after Phase 3 is completed;
- Concerns around the volume of water leaving and the local pump stations;
- Traffic management plan;
- Details on the height of the berms in front of Fieldstone;
- Concerns around the noise mitigation for the backing up of trucks; and
- Appreciation for Onni's consideration of the Fieldstone properties when developing their plans, and hopes to see this same consideration taken in Phase 4.

The voting members then participated in a guided discussion on key focus areas of the development plans. Highlights included:

(a) Overall Site:

- Concerns around waste water;
- Size of planting islands in Phase 3 vs. Phase 4;
- Increasing the key planting areas in order to avoid structural soil;
- Concerns regarding elevations of the property;
- Opportunities to introduce larger outdoor spaces to encourage pedestrian life outside of the business park;
- Plans for landscaping between the amenity land dedication and the buildings;
 - Staff noted the design of this area has not yet been determined.
- Question regarding parking on north side of amenity parcel and if it was for the users of the amenity land or the GEBP buildings;
- Further consideration for vertical shades for solar heat gain on the south side of building 3300; and
- Would like to see more development from Harris Road to the amenities on the south side of Airport Way near Fraser River.
 - Applicant responded with:
 - Will look into creating a more substantial planting design;
 - Perspective tenants must be provided with sufficient parking;
 - Will be complying with City requirements with raising the building due to flood plains;

- All offsite improvements will be completed once 50% of Phase 3 and Phase 4 are completed;
- Focus of this development is High Industrial and not to encourage pedestrian involvement;
- Will look into revisiting increasing the size of the exterior benches to meet community needs as well as the employees in the area;
- The City will develop the design of the amenity land dedication which will include landscape screening;
- There are both vertical and horizontal shading devices for solar heat gain included in the design on the buildings.

**E. Hirota left the meeting at 12:57 p.m.*

(b) Building – 3100

- What are the heights of the berms?
- Concerns with the use of vertical lines and color;
- The direction of the lines in the current design accentuate the grandeur of the buildings;
- Addition of more wood elements;
- Push fence back to grid line C to give more prominence to entrance of the building;
- Priority is to have the buildings blending in with the natural background;
- Toning down of bold colours;
- Applicant responded with:
 - The height of the berm is nine feet and on top of that is the planting scheme;
 - Vertical lines have been added to break up the large façade of the buildings;
 - Addition of wood like paneling is used to soften up the buildings look and size;
 - Goal is to break up the length of the building which is what creates the bulk and mass of the building; it is easier for people to perceive when viewing;
 - Open to changing the colour schemes to create a fairly neutral calm pallet;
 - Pushing landscape and fencing further will not work with the tenants;
 - Can work to make that corner more prominent; and
 - Perhaps adding more glazing to the north side of the building.

(c) Building - 3200

- Amount of glazing on south side of building 3100 and the north side of building 3200;
- How to increase a shield of the view on the SW side from the street as there is a lot of truck bays; and
- Size of the loading bays across from building 3200 on building 3300.

Applicant responded with:

- There is 73 feet between buildings 3100 and 3200;
- North side of building 3200 does not have sun shading;
- Will consider putting landscape screening; and
- The truck bays are grade loading on building 3300.

(d) Building - 3300

- More natural tones and hues incorporated into the accent colors of the building;
- Request to break down the large reveals;
- Concerns surrounding amenity land dedication;
- The east elevations of the building need design improvements;
- What are the elevations of the main floor of the building to the road;
- Adding an additional buffer in front of buildings;
- A recommendation was put forward to create more of a landscaped area on the corner of Harris Road and Airport Way near building 3300 which would provide a place of rest for pedestrians walking in this area; and
- Prominent corner on Harris Road and Airport Way is nicely emphasized.

○ Applicant responded with:

- Will work on addressing the color and hues;
- Horizontal expressions will be taken into consideration;
- Ensure the addition of proper screening on east side of the building;
- Will be working with City on general landscaping concepts to screen park area from industrial buildings;
- Elevations between Airport Way and building 3300 is being determined by the City's Engineering Department; and
- Multiuse path is lower than building 3300 and pedestrians will be looking up at the building.

(e) Landscape for the all of Phase 3:

- Peer reviewed recommendations were not addressed by the applicant;

- Landscape drawings need to reflect more of what was recommended through the peer review;
 - Applicant responded with:
 - Onni will revisit the peer review completed by ISL, and address their comments with staff and the ADP.

The Mayor, Council Liaisons, and members of the ADP were given a final opportunity to engage in a discussion. Highlights included:

- Looking forward to more details on the traffic management plan as well as the storm water management plan;
- Suggestion of putting all mechanical rooftop units further back from the roads and therefore hidden from pedestrian walkway;
- Strategies for reducing energy consumption;
- What are the guidelines for multi-level homes looking onto the roofs of the buildings?

ACTION ITEM: Staff to provide information back to ADP.

- Happy to see the applicant is taking the ADP comments and feedback into consideration and making appropriate revisions to the plans;
- Traffic concerns on Airport Way and Harris Road now with Phase 2 being across the street from Phase 3 as well as the addition of Phase 4;
- Peer review from ISL needs to be given sufficient attention;
- IBI report needs to be given more attention; and
- Concerns were raised around surrounding residences.
 - Applicant responded with:
 - Location for rooftop units are limited with multi tenants;
 - Planning to structurally reinforce the roofs so they are compatible with the use of solar panels;
 - View from street will be taken into consideration for placement of rooftop units;
 - Will revisit the building elevations and the east walls on building 3200 and 3300;
 - Traffic on Harris Road and Airport Way is an ongoing discussion with the City's Engineering Department; and
 - Need results from traffic consultant for driveways to allow for proper traffic flow on site.

It was **MOVED** and **SECONDED** that the Panel request that the applicant return with a comprehensive response to the landscaping peer review, including graphic and written content reflecting their responses and accommodations as a result of the review.

CARRIED.

6. ROUND TABLE

No further comments were made.

7. ADJOURNMENT

The meeting was adjourned at 2:05 p.m.

The next meeting for the Advisory Design Panel is set for Wednesday, June 10 th , 2020 at 2:00 p.m.
