



MINUTES of the Advisory Design Panel Meeting held on Wednesday, June 24, 2020 at 2:00 p.m. via video conference.

PRESENT:

Voting Members:

R. Dafoe
A. Hayes *
E. Hirota *
P. Johnston
L. Kan
S. Kim
S. Raht

Ex Officio:

Mayor Dingwall

Council Liaisons:

Councillor MacDonald
Councillor Meachen

Other Council Members:

Councillor Hayes
Councillor O'Connell
Councillor Simpson

Staff:

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

Guests:

Applicant 1 – GEBP Phase 3 & 4

Regrets:

J. Brady
C. Hargreaves, RCMP
E. Rojo

Secretary:

T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 2:03 p.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the June 24, 2020 Advisory Design Panel Meeting be approved.

CARRIED.

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the June 10, 2020 Minutes of the Advisory Design Panel be approved.

CARRIED.

** E. Hirota joined the meeting at 2:06 p.m.*

5. NEW BUSINESS

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

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

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

- Appreciation towards the additional screening around the amenity space;
- Confirmation that Council, M. Roberts and A. Berry, have been meeting with the Applicant behind the scenes regarding areas that do not fall within the purview of the ADP;
- What is the total percentage of porousness of the site with the additional landscape areas;
- Appreciation of the additional planting and landscape islands;
- Creativity of the addition of the greenery walls;
- More improvements need to be made around the amenity lands and landscape;
- A recommendation for more growth and screening around the amenity land;

- The recommendation of the addition of wood elements to the E side of the buildings as well.

The Applicant responded with:

- The changes to the Storm Water Management Plan has allowed for more permeable surface and have now added more landscape;
- Have reduced parking stalls in order to increase areas for seating and leisure;
- Working with City Engineering Department to ensure there will be minimal stress on the Baynes Road Pump Station; and
- Working on increasing the screening for the amenity land and looking into planting that will grow 3-4 meters in height.

** A. Hayes joined the meeting 2:26 p.m.*

The voting members of the ADP participated in a guided discussion on the Applicant's presentation. Highlights included:

- Shade trees in parking lots are a critical aspect of the landscape presence;
- A request for clarity and a breakdown on the planting soil as well as the ratio of the structural soil within the planting islands;
- Will there be any fencing by the bay areas near building 3100;
- Concerns around the number of trucks coming in and out which will increase exhaust and pollution;
- Recommendation to add a curved pedestrian path along Harris Road, similar to Airport Way;
- Concerns the new seating area will be backing on four lanes of traffic on Harris Road and Airport Way;
- Recommendation that trees in parking lot could have seating benches around them;
- Suggestion to add more trees to the pedestrian path on Harris Road;
- Concerns around the roofs of the buildings and heat absorption;
- Concerns around increased amount of concrete and lack of pollinators in the City;
- Thanks was given for the opportunity of a site visit for Panel members;
- Reiterating maintaining the planting and landscape is key as there is a fear that if these trees die, they will not be replaced; and
- Possibility of collecting rainwater for irrigation.

The Applicant responded with:

- The spec is 20% organic soils within the mix of each island and a calculation will be made accordingly to ensure Canadian Landscape Standard requirements are being met;
- Will calculate based on the amount of organic material to reach 10 cubic meters;
- A lot of hedge planting and screening has been added;
- Additional seating opportunities have been added along Airport Way;
- Will take into consideration the busyness of the intersection of Harris Road and Airport Way and propose an alternative location for the large seating area;
- Acknowledge the request for additional trees along Airport Way; however high visibility must be maintained;
- The straight pedestrian path on Harris Road is based on the City standards and will need to be revisited with the City;
- The curving of the pedestrian path on Harris Road would be an offsite improvement as it is on City property;
- Addition of wood paneling elements is possible; and
- Looking into ways to reduce water consumption.

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

- A request for the addition of page numbers to all architectural and landscape drawings;
- Concerns of an obstructed view on the corner of Harris Road and Airport Way for vehicles travelling south Harris Road due to the size of the building;
- Concerns around traffic flow in and out of site;
- Concerns around the acoustical strategy and accuracy of decibel readings;
- Would like to see additional greenery on building 3200 with increased shrubbery on the NE corner, SE corner and SW corner;
- Suggestions for more greenery on building 3300 on the NW corner and NE corner;
- The specific selection of landscape and planting to increase honeybees and pollinators; and
- A request for more information on the details of the roof and efforts on combating heat absorption; and

- Still concerns around traffic volumes, access and egress, and Storm Water Management.

The Applicant responded with:

- Traffic consultant does not see any visibility issues but will study further and provide City staff with the results;
- Applicant will provide City staff with the Acoustical Report to ensure that bylaws are being abided by;
- 50% glazing along the street frontage is requirement within the design guidelines;
- Canopy's and solar shading fins have been added to the south side of the buildings;
- Opportunities for additional greenery will be reviewed;
- Must continue to maintain appropriate accessible paths of travel throughout the site which can make it difficult to add additional planting;
- Designs at this time are not at this high of a level of detail and the applicant will be strategic on what is planted;
- Plan is to structurally design the roof to support solar panels;
- In addition, will look into low reflective materials to lower heat gain; and
- Solar panels will ideally light the parking area.

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

- A. Accept the Golden Ears Business Park Phase 3 project as presented by the Applicant; AND
- B. Forward the application and ADP comments to staff for next steps, including reporting to Council.

CARRIED.

Opposed – P. Johnston

(2) **Development Permit Application for Golden Ears Business Park Phase 4**

The Applicant presented on Golden Ears Business Park Phase 4 through a visual presentation, which forms part of the original minutes as **Attachment 2 & Attachment 3**.

* E. Hirota left the meeting at 3:30 p.m.

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

- Acoustic barriers will require more work;
- Recommendation that the office on the NW corner should move to the SE corner;
- Markers on site indicating the corners of the building need to be reviewed as they are not placed correctly;
- Concerns around the commercial vehicle flow on the inside of the park;
- Recommendation that traffic flow for large trucks to be only north to south;
- Concerns around the SW corner; in the evening there will be a lot of noise along Fraser Way;
- The depth of the berm needs to be reviewed and needs to be dense and well planted;
- Recommendation that the berm should be 8-9ft in height;
- Concerns were raised around the livability for residents living near this site;
- Concerns that the SE corner of building 4000 is only 390 feet from the closest home;
- Improvement seeing the loading bays have moved to the west side;
- Size and scale of building is significant;
- Recommendation for greenery features to be added to building 4000;
- Incorporation of wood elements on the south side in addition to the corners of the building;
- Importance of sound mitigation;
- Concerns around traffic in and out of the site off of Airport Way;
- Water and drainage concerns were raised; and
- Recommendation for the SW corner to be reviewed for truck traffic.

The applicant responded with:

- Will provide the Panel with an update at the next meeting with acoustical revisions;
- Will consult with potential tenant about changing the location of the office to the SE corner;
- Will place flags on site to provide an accurate footprint of building 4000;

- Will report back to the Panel on the SE corner of the building and the proximity to the neighboring residential area;
- Idea was raised around the possibility of trucks using both entrances on Airport Way; and
- The height of the berms will be reviewed.

The voting members of the ADP participated in a guided discussion on the Applicant's presentation. Highlights included:

- Consideration needs to be given to the neighboring residents;
- Concerns were raised around acoustics and noise for the residential neighbours;
- Landscape does not provide sound mitigation;
- Concerns around the noise for the neighbours on the east side;
- The Panel and City Staff need to discuss and review the acoustical report on Phase 4;
- Concerns around the size of the building and losing social opportunities in the heart of the City;
- Recommendation for more social spaces and opportunities for individuals to interact;
- Looking to see similar revisions for Phase 4 as seen in Phase 3;
- A request was made for drawing numbers on all drawing submissions;
- A request was made that a graphic bar scale be added on all drawings;
- A request for including a typical spacing of trees in the plant list;
- Concerns were raised around the Panel reviewing Phase 4 at this time due to the incomplete nature of the application;
- The Panel would like to see a comprehensive plan for the site which includes the perimeter fencing, controlled gates and intercom systems with controlled access;
- Drawings appear to be misleading as they present an open perimeter with the ability of pedestrians to move in and out of the site;
- Concerns were raised around noise abatement;
- Recommended the berms should have acoustical fencing incorporated into the landscaping;
- Consideration needs to be given to the height of the transport trucks in comparison to the height of the berms;
- Concerns regarding the high level of reflection coming off of the building to neighboring residents; and
- An expectation was raised to see a min 3.5 meter high double row of evergreens with 5-6 meter spacing.

The Applicant responded with:

- Will be looking at greenway along Airport Way on the north side of Phase 4;
- Improvements have been made to the berm but this is not the final solution and further improvement will be made;
- Acoustics are a work in progress and the Panel can expect to see more revisions;
- An acoustical study will be completed on the site;
- Fencing details will be provided to the ADP;
- Fencing will be anticipated around the entire sites in order to keep the public safe;
- A note was made that specifics around the fencing will not be made until a tenant has been confirmed;
- The request regarding the formatting of the drawings has been noted;
- Will come back to the Panel regarding noise abatement strategies;
- Ensure that the height of the trucks and the engines on the trucks, is taken into consideration; and
- The Applicant will be designing the planting in such a way that the heights of trees are maximized along with allowing opportunity to grow.

6. ROUND TABLE

The group participated in a brief roundtable discussion which included:

- A request was made that the members of the ADP receive a digital copy of today's presentation; and
- Reiteration and support of comments and concerns raised regarding the ADP reviewing incomplete plans for Phase 4.

7. ADJOURNMENT

The meeting was adjourned at 4:09 p.m.

The next meeting for the Advisory Design Panel is set for
Wednesday, July 8, 2020 at 2:00 p.m.