



MINUTES of the Advisory Design Panel Meeting held on Wednesday, July 22, 2020 at 2:00 p.m. via video conference.

PRESENT:

Voting Members:	R. Dafoe A. Hayes L. Kan S. Kim E. Rojo
Ex Officio:	Mayor Dingwall
Council Liaisons:	Councillor MacDonald Councillor Meachen
Other Council Members:	Councillor Hayes
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. Hirota S. Raht
Secretary:	T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 2:06 p.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the July 22, 2020 Advisory Design Panel Meeting be approved.

CARRIED.

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONED** THAT the July 8, 2020 Minutes of the Advisory Design Panel be approved.

CARRIED.

5. NEW BUSINESS

Prior to the Applicants presentation, M. Roberts, CAO, provided an update on the MOU between the City of Pitt Meadows & Onni which was signed and presented at the July 21, 2020 Council Meeting which forms a part of the original minutes as **Attachments 1 & 2**.

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

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

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

- Thanks was given to Onni for all of the positive changes that have been made;
- Positive feedback was given regarding the addition of the acoustical wall;
- Pleased to see the Applicant has increased the heights of the berms to 9';
- Movement of office space to SW corner;
- Positive changes have been made to traffic flow on site;

- Positive improvement around the additional substantial planting around the site;
- Concerns were raised around the site fencing being chain linked in some areas;
- A request for further exploration of the Omega acoustical walls around the site;
- Question was raised whether there was a need for double fencing along Fraser Way;
- What is the length of the acoustical wall on the E side of Phase 4;
- Traffic and noise issues remain a concern;
- Concerns around the mature trees on site & contamination of the Katzie Slough;
- Concerns were raised on the Storm Water Management Plan; and
- A suggestion was made that the wall on Fraser Way should be extended approximately 20 yards.

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

- Appreciation was given to the members of the ADP as well as the Applicant for the many changes and revisions made to this Development Permit Application
- The question was raised around security and or security cameras along the perimeter of the property;
- Concerns were raised around the Katzie Slough and fish habitation;
- A recommendation was made to add bike racks near the access point on Fraser Way for employee use;
- Consideration of adding solar panels on the roof;
- A question was raised on whether there had been any previous discussions around orientating Phase 4 to run east to west; and
- Concerns were raised around the height of the acoustical wall on the S side on Fraser Way to provide further sound mitigation.

The Applicant responded with:

- Will review with the potential tenant if there is a need for the double fencing on the site;
- The mature trees on the SE corner are not subject to an area on the site that is being filled;
- Some trees on site will need to be replaced if they are below the fill height;

- The applicant will complete a tree inventory and report back to City staff the details on what trees will need to be replaced’;
- There will be an installation of an acoustical wall which will run anywhere where there are adjacent residential dwellings;
- Onni stated they will take into consideration the changes suggested to extend the acoustical wall on Fraser Way;
- Increasing the berms are a part of the acoustic solution;
- All of the painting in the Katzie Slough has been approved by the Ministry of Environment;
- The Applicant will discuss site security with the potential tenant and report back to the panel;
- Will look into adding bike racks on the site near the offices;
- Based on the footprint of the building, and what the potential tenant requires, moving the building to an east west position was not feasible; and
- Will discuss the height of the acoustical wall with the acoustical consultant.

Mayor and Council Liaisons were given a final opportunity to provide any feedback and comments and the following points were raised:

- Confirmation that there is a pathway near Katzie Slough on the S side of Airport Way;
- Would be beneficial to see site security added;
- Support for the acoustical walls in addition to the increased foliage around the site;
- A request was made to see an updated lighting plan for the site;
- Concerns around the number of trucks reversing in the bays as well as the beeping sound when reversing;
- Would have liked to have seen the building move further west;
- The possibility of softening the NE & SE corners of the building to make look more residential vs. industrial; and
- Looking forward to updated drawings.

The Applicant responded with:

- Confirmation that there will be on the south side of the Katzie Slough;
- It is the intent that the acoustical wall is going to be blocked by vegetation on the resident’s side;
- A mural or artwork was discussed as potentially added to this acoustical wall instead of additional landscaping;

- The Applicant will reach out to City staff regarding the addition of benches and seating on Fraser Way as it would be maintained by the City as it is on City property;
- There is a lighting plan in the package which is being updated and will be shared at the next meeting;
- Downward lighting around the property is the intent;
- Will discuss with the tenant the concerns raised around the reverse beeping of the trucks on the site;
- Noted that the acoustical study being prepared will be assuming trucks will be backing up with beepers; and
- Willing to look into how to add wood like features to the corners of the building in order to visually appear less industrial, will provide an update at the next meeting.

6. ROUND TABLE

The panel did not participate in a roundtable discussion.

7. ADJOURNMENT

The meeting was adjourned at 3:08 p.m.

<p>The next meeting for the Advisory Design Panel is set for Wednesday, August 5, 2020 at 2:00 p.m.</p>
