



MINUTES of the Advisory Design Panel Meeting held on Wednesday, August 5, 2020 at 2:00 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 Liaisons:	Councillor Meachen
Staff:	T. Barr, Deputy Corporate Clerk A. Berry, Director of Planning and Development (Chair) M. Roberts, CAO A. Wallace, Manager of Community Development
Guests:	Applicant 1 – GEBP Phase 4
Regrets:	C. Hargreaves, RCMP Councillor MacDonald S. Raht
Secretary:	T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 2: 02 p.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the August 5, 2020 Advisory Design Panel Meeting be approved.

CARRIED.

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the July 22, 2020 Minutes of the Advisory Design Panel be approved.

CARRIED.

5. NEW BUSINESS**(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 1**.

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

- Concerns raised regarding the non-signalized intersection on Airport Way;
- Appreciation to the Applicant regarding the planting upgrades, extension of the acoustical wall and all other upgrades that have been made;
- Request for confirmation of the height of the acoustical wall on Fraser Way as well as the width of the gates along Airport Way;
- Concerns raised around the beeping noise from trucks reversing in loading bays;
- A request was made for the applicant to consider implementing softening elements at all of the corners of the building at Phase 4; and
- A question was raised regarding vehicle access on Airport Way.

The Applicant responded with:

- The height of the acoustical wall was confirmed to be three metres in height;

- All of the entrances are following the City's design guidelines which are 15 meters or 49 feet;
- The driveway access points will not be signalized;
- Traffic Consultant did not require a signalize intersection due to the traffic counts along Airport Way;
- The Acoustical Report factored in the sounds from beeping trucks on site and it was noted that potential tenant has the option to look into alternative solutions;
- In agreement to add wood framed element to top of SE corner;
- Will look into wood frame elements on the upper portion of the building on the SE corner; and
- Traffic Consultant recommended to separate usage for site access points for trucks and vehicles.

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

- Clarification around the pedestrian access points on the south side and east side of the building;
- Concerns were raised around the size of the outdoor amenities spaces on the corners of the buildings;
- Would like to see more attention to the variety of social spaces available for staff, pedestrians and the surrounding residences;
- The design should meet the space and design requirements for onsite amenity spaces noted on the South Harris Business Park Design Guidelines;
- In consideration of the surrounding context a variety of social spaces should be provided in order to mitigate the large scale industrial nature of the project;
- The social spaces should be designed to provide a human presence to the site to create a continuity of pedestrian activity from the residential and recreational areas to Harris road, the commercial main street of Pitt Meadows;
- A question was raised whether the Panel would have access to the Acoustical Report and Traffic Study; and
 - Staff responded with:
 - The intent was the Panel to be provided with the feedback on what the report provided.
- The question was raised on whether or not this site was going to be operational 24 hours a day or if the site would be closed after a certain time with security.

The Applicant responded with:

- There will be an update to the access point on the south side; however the pedestrian paths on the east side will be removed;
- There will be an additional pedestrian crossing on the East side of the site leading to the amenities space on Phase 3;
- Confirmation was made that there will be a walkway surrounding the perimeter of the site;
- There will be secured access through gates where access will be provided for staff from the sidewalk on Fraser Way;
- It was noted that the intent of the site is it will be operating 24-7 with security and it will be closed to the public;
- Site security concerns were raised;
- Question was raised if the potential tenant was interested in a green roof for the site;
- Appreciation was given to the Applicant for all of the positive changes made;
- Parking concerns were raised if the number of office spaces increased;
 - Staff responded with:
 - The parking stall calculations are based on square footage of the building.
- Recommendation was made to use a more natural colour pallet; and
- Concerns raised regarding safety along the pathway on the East side of the site near the townhouse development; a recommendation was made to add cameras facing the pathways.

The Applicant responded with:

- There have been discussions around the addition of solar panels to the roof of Phase 4 but no discussions around a green roof;
- Noted that site lighting needs to balance in order to have sufficient light placement;
- The building is built with the flexibility to add more offices if the building was multi-tenanted where they would still fall within the City's guidelines;
- The 2016 Phase 4 design and current design and proposal are within the traffic and parking guidelines;
- Additional wood elements have been added to the SW corner based on the Panels recommendations from the last meeting;

- Will look into revising the design features on the upper portions on the SE corner to softer elements; and
- Will have safety concerns relayed to the potential tenant.

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

- It was noted that Council is very interested in traffic flow to ensure it works for our community;
- Thanks was given as there has been a lot of hard work put in by the Panel, Staff and the Applicant which has made this a more positive project for our community;
- It was recommended the Applicant revisit the top half of the building as neighboring residents who have two or three story homes will be looking on to the building from their homes;
- Would like to see the Applicant spend more time on the visual aspect of this building;
- Request was made for the specific colour of lighting that will be used on the site;
- Vehicle and pedestrian safety concerns were raised; and
- Recommendations were brought forward to increase landscaping and trees on the west side in order to hide the proposed trailer parking.

The Applicant responded with:

- There will be improvements to the SE corner of the site and all elevations facing residential homes;
- Safety aspects are a part of the discussions with the Engineering Department;
- A proposed signage package will be completed prior to the application going to Council; and
- Trailer parking will not be seen from Fraser Way or Harris Road due to proposed hedge planting.

It was **MOVED** and **SECONDED** THAT the Advisory Design Panel:

- A. Endorse the application as presented; AND
- B. Request staff to follow up with the applicant on outstanding design issues identified at the August 5, 2020 ADP meeting; AND
- C. Recommend Staff coordinate a presentation of the application at an upcoming Engagement & Priorities Committee meeting.

CARRIED.

6. ROUND TABLE

The panel did not participate in a roundtable discussion.

7. ADJOURNMENT

The meeting was adjourned at 3:31 p.m.