



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

A G E N D A

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF AGENDA

THAT the agenda for the May 27, 2020 Advisory Design Panel Meeting be approved.

4. ADOPTION OF MINUTES

THAT the Minutes of the Advisory Design Panel Meeting held on May 13, 2020 be adopted. (Page 1)

5. NEW BUSINESS

(1) Introductory Comments

A. Berry, Director of Planning and Development, will provide introductory comments on the Development Permit Application for Golden Ears Business Park Phase 3.

(2) Development Permit Application for Golden Ears Business Park Phase 3 (Page 7)

The Applicant will provide a presentation to the Committee on the Development Permit Application for Golden Ears Business Park Phase 3.

6. ROUND TABLE

7. ADJOURNMENT



MINUTES of the Advisory Design Panel Meeting held on Wednesday, May 13, 2020 at 9:30 a.m. via video conference

PRESENT:

Voting Members:

J. Brady
R. Dafoe
A. Hayes *
E. Hirota
L. Kan
S. Kim
P. Johnston
S. Raht
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
C. O'Byrne, Project Manager, Community Development
D. Parr, Planner II
M. Roberts, CAO
A. Wallace, Manager of Community Development

Guests:

Applicant 1 – GEBP Phases 3 & 4

Regrets:

C. Hargreaves, RCMP

Secretary:

T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 9:31 a.m.

**Councillor MacDonald joined the meeting at 9:33 a.m.*

** A. Hayes, joined the meeting at 9:34 a.m.*

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was MOVED and SECONDED THAT the agenda for the May 13, 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 22, 2019 be adopted.

CARRIED.

5. NEW BUSINESS

(1) New Member Introduction

A. Berry, Director of Planning and Development, provided a brief round table of introductions of all Committee members, Mayor, Staff & Council Liaison's.

(2) 2020 Committee Calendar

A. Berry, Director of Planning and Development, presented the 2020 Committee Calendar.

(3) Development Permit Applications for Golden Ears Business Park Phases 3 and 4

A. Dominelli, Development Services Technician, presented on Development Permit Applications for Golden Ears Business Park Phases 3 and 4 which forms a part of the original minutes as Attachment 1.

The Applicant presented on the Development Permit Application for Golden Ears Business Park Phases 3 & 4 to the Advisory Design Panel through a PowerPoint presentation, which forms a part of the original minutes as Attachment 2.

Following the presentation, Mayor and Council Liaison's provided feedback and comments where the following was raised:

- Amenities for the donated land space has not been determined;
- Traffic Management Plan concerns; and
- Storm Water Management Plan concerns.
- Is there an opportunity for a more natural look and feel;
- Concerns around amount of concrete and Storm Water Management; and
- Concerns around frontage of Phase 4.
- Landscape on Phase 3 is positive;
- Supports moving building in Phase 3 further south;
- How close will homes on Lasser Road near Phase 4;
- What is the height of the burms?
- Reasoning behind single row of planting vs. double row in other areas;
- Use of the building is critical;
- Noise mitigation is critical;
- 154 truck loading bays; 1626 parking spaces; 84 trailer parking places in Phase 4 only; and
- Traffic Management Plan needs more clarity.

The voting members participated in a discussion following the presentations. There was general consent among the members to focus solely on Phase 4 during today's meeting. Highlights included:

- Applicant provided clarity around main differences on the revised plans:
 - Phase 3 went from two buildings to three buildings;
 - Building 3100 moved further S from Fieldstone Walk;
 - Major change to building 4000 was the South side of the building, it now runs more parallel and is further away from Fraser Way; and
 - Additional trees have been added as car parking screen from Harris Road.
- Committee Members engaged in discussions which included:
 - Long stretches of pathways; concerns around safety;
 - Further development on a stronger lighting plan on path, streets and parking lots is required;
 - Noise control concerns;
 - Intended use of Phase 4;
 - Consideration of a noise analysis study;

- Staff will review and propose to Council.
- Acoustical barrier for Phase 4;
- Traffic Management Plan;
- When will access points for Phase 4 be finalized
 - Staff noted final location of access points are yet to be determined and the City Engineering Department is currently reviewing.
 - Applicant 1 noted that staff coming into Phase 4 will be gaining access from Harris Road.
- Buildings need to be more aligned with the urban fabric it is surrounded with along with the social life around these buildings.
 - Strong link between the buildings and the community.
- Entrance to Phase 4 on Airport Way is only right in and right out
 - Applicant will be working with a traffic consultant along with the City's Engineering and Planning Departments on access points and movement of trucks and traffic. This has not been finalized.
- Is there is flexibility in design of Phase 4 if there is no tenant in sight;
- Suggesting the bays are placed on a different side of the building, noise mitigation;
- Perhaps addition of social spaces within the grounds;
- This building looks like a distribution centre based on experience;
- Will there be high security with automatic gates & controlled access?
- Potentially a walled in compound in the centre of the city;
- Minimum interaction with adjacent community; and
- There will be limited public engagement; therefore the edge supports are even more important and will require review;
- Applicant noted:
 - This will be a distribution type facility
 - There is no tenant in place and the design of Phase 4 has been created with the possibility of being split into four.
- Can Staff provide access to traffic studies that were made;
- Construction of Phase 4 will be taking place while the Fire Hall is being constructed; are there any concerns for the Fire Hall and responding;
 - Applicant 1 responded:
 - Traffic report was completed a few years ago and a peer review was completed by the

City. This could be distributed to ADP if staff approved.

- Applicant needs to provide a new traffic study when build is 50% complete for Phases 3 and 4.

- Flood concerns;
- Paving and water infiltration concerns;
- Concerns for potential flooding and City storm water management system being overwhelmed.

Following the discussions of the voting members, Mayor and Council Liaison's provided final comments. Highlights included:

- There will be a number of sessions to review this Application;
- Break down each meeting into focused areas;
- There will be a significant amount of community engagement;
- Large concern with the Traffic Plan along with paths, buffers, burms;
- Zoning has been approved a by last Council and at this point, the Applicant can move forward with their plans; and
- We have no voice on tenants; however, the use must align with the light industrial purpose as zoned.
- Meeting is a great starting point and reflection of the complexity of this application; and
- Supports another meeting.
- Neighbourhood ambiance needs to be sensitive of our community;
- Intended use of the building of Phase 4;
- Traffic and noise concerns;
- How will these buildings impact local residents;
- A lot of attention to revisions and improvements for Phase 3 and the surrounding homes but nothing on Phase 4.
- Move truck bays further from homes; and
- Acoustical walls will need to be addressed.

It was MOVED and SECONDED that the Committee unanimously supports a MOTION to defer a decision and to schedule another meeting for further review of the application.

CARRIED.

6. ROUND TABLE

The Committee did not participate in a round table of discussions.

7. ADJOURNMENT

It was MOVED and SECONDED THAT the meeting be adjourned at 12:42 p.m.