



Advisory Design Panel Meeting to be held on Wednesday,  
June 10, 2020 at 2:00 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 June 10, 2020 Advisory Design Panel Meeting be approved.

### 4. ADOPTION OF MINUTES

THAT the Minutes of the Advisory Design Panel Meeting held on May 27, 2020 be adopted. (Page 1)

### 5. NEW BUSINESS

- (1) **Memorandum from Development Services (Page 8)**  
Memorandum provided by Development Services which outlines Development Permit guidelines.
- (2) **Development Permit Application for Golden Ears Business Park Phase 3**  
The Applicant will provide a verbal overview based on Committee feedback received at the May 27, 2020 ADP meeting.
- (3) **Development Permit Application for Golden Ears Business Park Phase 4 (Page 9)**

The Applicant to present Architectural and Landscape plans related to the Development Permit Application for Golden Ears Business Park Phase 4.

**6. ROUND TABLE**

---

**7. ADJOURNMENT**

---



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; 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.

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



THE CITY OF PITT MEADOWS  
M E M O R A N D U M  
DEVELOPMENT SERVICES

TO: Advisory Design Panel  
FROM: Allison Dominelli, Development Services Technician  
DATE: June 3, 2020 FILE: 3060-20-2019-06/07  
SUBJECT: Development Permit Applications for Golden Ears Business Park  
Phases 3 and 4

---

In response to an item raised by the Panel at the last meeting, this is to advise that the Development Permit Area guidelines includes the following requirement:

- Rooftop equipment (satellite dishes, air conditioning, etc.) are required to be screened from public view or integrated within the building architecture;

To facilitate the discussion, the following is a list of points that this Panel considers when reviewing an application (from your Terms of Reference), for both the overall site and individual buildings:

- Public concerns
- Environmental concerns
- Neighbourhood context
- Site context
- Streetscape
- Site planning
- Building design
- Landscaping

If the Panel feels that a motion may be appropriate in relation to Phase 3 and/or Phase 4 of this project, the following are possible motions that the Panel may wish to consider:

That comments from the Advisory Design Panel related to Golden Ears Business Park Phase 3/4 be forwarded to Council; AND

That the development permit plans for Golden Ears Business Park Phase 3/4 generally meet the guidelines outlined in Development Permit Area No. 4; OR

That the development permit plans for Golden Ears Business Park Phase 3/4 are not recommended for approval because they do not meet the guidelines outlined in Development Permit Area No. 4 as follows...