

PITT MEADOWS ADVISORY DESIGN PANEL

MINUTES of the Meeting of the Pitt Meadows Active Transportation Advisory Committee held at 7:00 p.m. on Wednesday October 3, 2018 in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Committee Members: Emily Kearns (Chair)
Matthew Harburt (Chair)
Krista Marion
Maureen Robertson
Lee Lukiw

Staff: Lisa Grant, Director of Community Services
Colin O'Byrne, Development Services Technician

Guest: Adrien Herberts, Mosaic Homes
Mark Blackwood, Ekistics Architecture and Planning
Peter Kreuk, Durante Kreuk Ltd.

REGRETS: Blair Birkner
Patricia Johnston

SECRETARY: Kathy Wilkins

The meeting was called to order at 2:05 p.m.

1. APPROVAL OF AGENDA

1.1. Agenda of the October 3, 2018 Committee Meeting

MOVED by , **SECONDED** by , **THAT** the Agenda for the October 3, 2018 Committee Meeting be approved.

CARRIED.

#154775

2. ADOPTION OF MINUTES

2.1. Minutes of the February 14, 2018 Committee Meeting

MOVED by , **SECONDED** by , **THAT** the Minutes of the February 14, 2018 Meeting, be adopted.

CARRIED.

3. NEW BUSINESS

3.1. 19696 Hammond Road – Bonson Townhomes by Mosaic Homes

Adrien Herberts from Mosaic Homes gave an overview of the project.

Mark Blackwood from Ekistics presented an overview of the project with respect to site design and architecture

Peter Kreuk from Durante Kreuk presented an overview of the project with respect to landscape design (open spaces, plantings, lighting)

4. ROUND TABLE

The Panel engaged in a round table. Items discussed included:

- Will there be a right-in / right out on Hammond Road – awaiting confirmation from the City’s engineering department;
- Visitor Parking – the number of spaces meets the zoning requirements;
- Neighbourhood Parking Plan – no requirement for a parking plan. The development has the required number of off-street parking spaces;
- Pedestrian access points – one at the northwest corner would be desirable. Stairs at the northwest corner could be a CPTED issue and is not recommended;
- Tree preservation – trees will be retained along the shared property line;
- Lighting (security) – would like to see more than what is shown;
- Neighbourhood consultation;

- Retaining wall – more information on the design of the retaining wall is
- needed. Slopes on the south and west will require retaining walls to prevent slides. Material will be either wood or rock finish;
- Stormwater discharge – the City requires pre & post development stormwater discharge to remain the same. Groundwater is at least 6 ft below grade and soil conditions won't be manipulated;
- Landscaping – a plant list is required along with materials and palette for paths and retaining walls;
- Possible consideration of a community garden in the naturalized park space (south end of the site);
- Architecture style intended to reflect traditional/nostalgic feel;
- Park – the dimensions would be approx. 40 ft x 20/25 ft wide

Motions

MOVED by Emily Kearns, **SECONDED** by Councillor Dingwall, **THAT**

The panel direct the applicant to circulate outstanding materials (lighting plan, plant list, retaining wall design and materials, size of open spaces and Hammond Road entrance traffic design), via email for review and an opportunity to provide additional comment

CARRIED

IN OPPOSITION: Maureen Robertson

MOVED by Emily Kearns, **SECONDED** by Matthew Harburt, **THAT**

The panel, subject to receipt and review of outstanding items, support the application moving forward to Council with a recommendation of approval of the project

CARRIED

IN OPPOSITION: Maureen Robertson

5. ADJOURNMENT

The meeting was adjourned at

CARRIED.